

BETTER HOMES & GARDENS BOOK OF



Home Plans



Better Homes & Gardens ★★★★★ Home Plan No. 1205

Book A, showing 25 selected two-bedroom homes. The exclusive services at right are available for each home. Also available is Book B, with homes of three or more bedrooms.

- ★ Designs by skilled architects—style and livability assured
- ★ Detailed working drawings—to guide the building craftsman
- ★ Cost-finding list of materials—allows for local price variations
- ★ Complete specification forms—to insure the house you want
- ★ Contractor-owner agreement—protects you and your contractor

Better Homes & Gardens Book of



Home Plans

This book will give you complete information about the exclusive Better Homes & Gardens ★★★★★ Home Plan Service, what it is and how it operates to provide you with definite cost information in planning your home of tomorrow. All home plans are designed by the nation's leading architects and conform to the standards of the Federal Housing Administration. For minor local variations you may consult your FHA Regional Office. This book, Book A, pictures and describes homes with two bedrooms. Available, also, is Book B of homes with three or more bedrooms.

Edited by John Normile

Architect-Editor of Better Homes & Gardens, Member of the American Institute of Architects

CONGRATULATIONS on your desire to build a new home! Even tho you may not be able to build immediately, you can dream it—scheme it—even pay for it with regular purchases of War Savings Bonds. Looking ahead to the day when builders again take up their tools, you can dream-build a *Better Homes & Gardens* ★★★★★ Home now. This book will help you do just that! The plan was originated by the magazine in January, 1932, as a further service to home-loving people who want the homes they build not only soundly constructed but architecturally pleasing.

Why the Plan Was Established

The *Better Homes & Gardens* ★★★★★ Home Plan Service was developed to help our readers determine the exact cost of the home they want to build in their particular cities. Building material and labor costs vary widely, not only from section to section, but from city to city. What you want to know is exactly what a home design that strikes your fancy will cost you to build in your community. The second part of the plan, explained in following paragraphs, enables you to do just that.

Your Cost-Finder— The List of Materials

For each *Better Homes & Gardens* ★★★★★ Home you see in this book and in the magazine itself, we publish a List of Materials.

As you turn thru the pages of this book you will see that each home bears a number; for instance, the one on page 19 carries the number 204. So if you like this particular home and want to find out the cost to build it in your city, you can obtain a cost finding List of Materials for it at your local retail store selling *Better Homes & Gardens* ★★★★★ Home Plans or by writing directly to us for it. Enclose 10c and we'll send you the List of Materials needed for Home 204.

Then you take this List of Materials to an architect, a building-materials dealer, or a contractor. Using it as a guide, with his authoritative experience in material and labor costs, he will be able to figure for you exactly what it will cost to build this home in your city.

An architect, building-materials dealer, or contractor will be glad to give you these costs to build. When he knows exactly how much material it takes to build the home, it is not difficult for him to estimate the cost. He wants to serve you in every way possible, for he is a well-established businessman in your city. It is good business for him and good business for you. You need not hesitate to take the List of Materials to him.

Working Drawings

Most important to you at the present time, perhaps, is the availability of our Working Drawings, for you'll want to plan for the future with them. One sheet of typical Working Drawings is reproduced on pages 4 and 5. Working Drawings may be purchased for

\$5 for the first set, \$2.50 for additional sets when ordered at the same time.

Better Homes & Gardens ★★★★★ Home Plan Working Drawings are not mere sketches or reduced drawings. They are complete, accurate, architect's drawings from which your builder or contractor can build your home and on which your architect can check. They eliminate guesswork.

Specification Form

This form is given to you without charge with the working plans and is a written explanation of them. In it are specified the quality of the materials which are to be used in your home and the kind of workmanship necessary to insure sound construction. The specifications form details all the decisions to be made regarding the building materials needed to complete your home and the method of installation. Be certain everything you want in your home is specified.

Contract Agreement

Another part of the plan, the contract blank which is given you with the working plans and specifications, is to be signed by you and the contractor. It provides that your home shall be built according to the plans and specifications and for the sum agreed upon. Signed by your builder, it is legally his binding promise to build your home exactly as specified and therefore does what we want

it to do—protects you, insures the sound and architecturally right construction of your home, safeguards your interests at every step.

Since the building of a home is usually considered a lifetime investment, not only in money but in the thought and the care that go into planning a home, every possible safeguard should be taken to avoid dissatisfaction or disappointment.

How to Order Working Plans

When you find the home plan you like in this book, or in the magazine itself, look for its number. It will appear plainly on the page or pages on which the plan is reproduced.

If the number, for instance is 204, and you want the Working Drawings for it, you may obtain them at your local retail store selling *Better Homes & Gardens* ★★★★★ Home Plans or by writing directly to *Better Homes & Gardens*, saying that you want the Working Drawings for Home Plan No. 204 and inclosing \$5 with your request, using the handy coupon on page 26 of this book. You will then receive the drawings, the specification form, and contract agreement.

The first set of plans cost only \$5, which isn't only for the plans themselves, but also for the right to build the home. When you pay for the first set you're privileged to buy additional sets for \$2.50 each. *Be sure to specify the number of the Working Drawings when*

ordering from either source.

Garage Plan Included

When a ★★★★★ Home Plan does not have an attached garage we include, at no extra cost with the working plans of the home, detailed plans, also, for a detached garage, the architecture of which will harmonize with the architecture of the home.

Use An Architect

To insure the very best results from the use of *Better Homes & Gardens* ★★★★★ Home Plans we urge that you employ a competent architect in your area to help you thruout your building project. He will provide the following expert services.

1. Advice on the selection of the best site for your home.
2. Help in the selection of best home plan for that site.
3. Advice on the plans and minor changes which may prove advisable. He will do so, however, without destroying the high quality of design incorporated in the plans by the original architect.
4. Advice on the selection of materials and completion of your specifications.
5. Help in selecting a good builder. (He will, if you wish, arrange for competitive bids by several builders.)

6. Supervision of construction, insuring conformance to the contract in every detail.

Thus, for a reasonable fee, you will enjoy expert, disinterested advice at every stage of your building program. You will find it money well spent, indeed.

If there's no architect near to help you, step cautiously in making your own changes in the plans. Or better still, if in doubt, don't step at all. Insist that your builder follow exactly the proportions and details shown on the drawings. *Better Homes & Gardens* ★★★★★ Home Plan designs are carefully prepared by the original architects, and their high quality can be lost easily by ill-considered changes or carelessness in following the details as drawn. See that your builder doesn't deviate from the drawings.

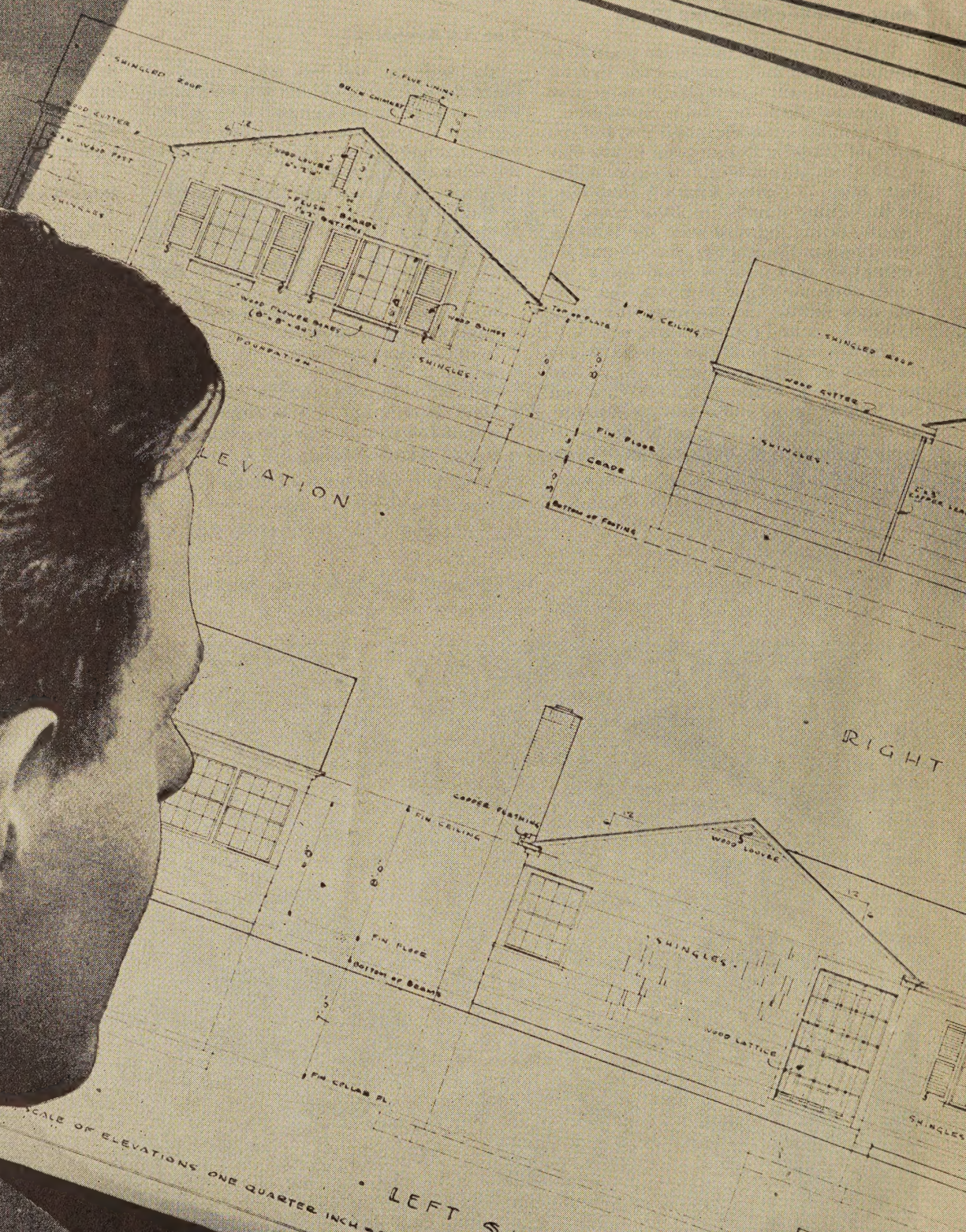
Send Us Snapshots

And when your home is completed, and you have planted it, we'd like for you to send us four snapshots (each showing one side) and tell us in a letter whether you retained an architect to supervise the construction (we strongly urge you to do so), approximately how much the home cost you to build, and whether you made changes in the working plans or built the home exactly as specified.

The Editors



Using the List of Materials to be made available when the war is won you can figure exactly what it will cost to build your home



SCALE OF ELEVATIONS ONE QUARTER INCH = ONE FOOT

LEFT SIDE ELEVATION

BETTER HOMES

HOMES
NUMBER THIS PLAN CONFORMS TO
FEDERAL HOUSING
FOR MINOR LOCAL VARIATIONS
P.H.A. REGIONAL
DESIGNED BY: F. JAMES SWIFT

Here's What You Get

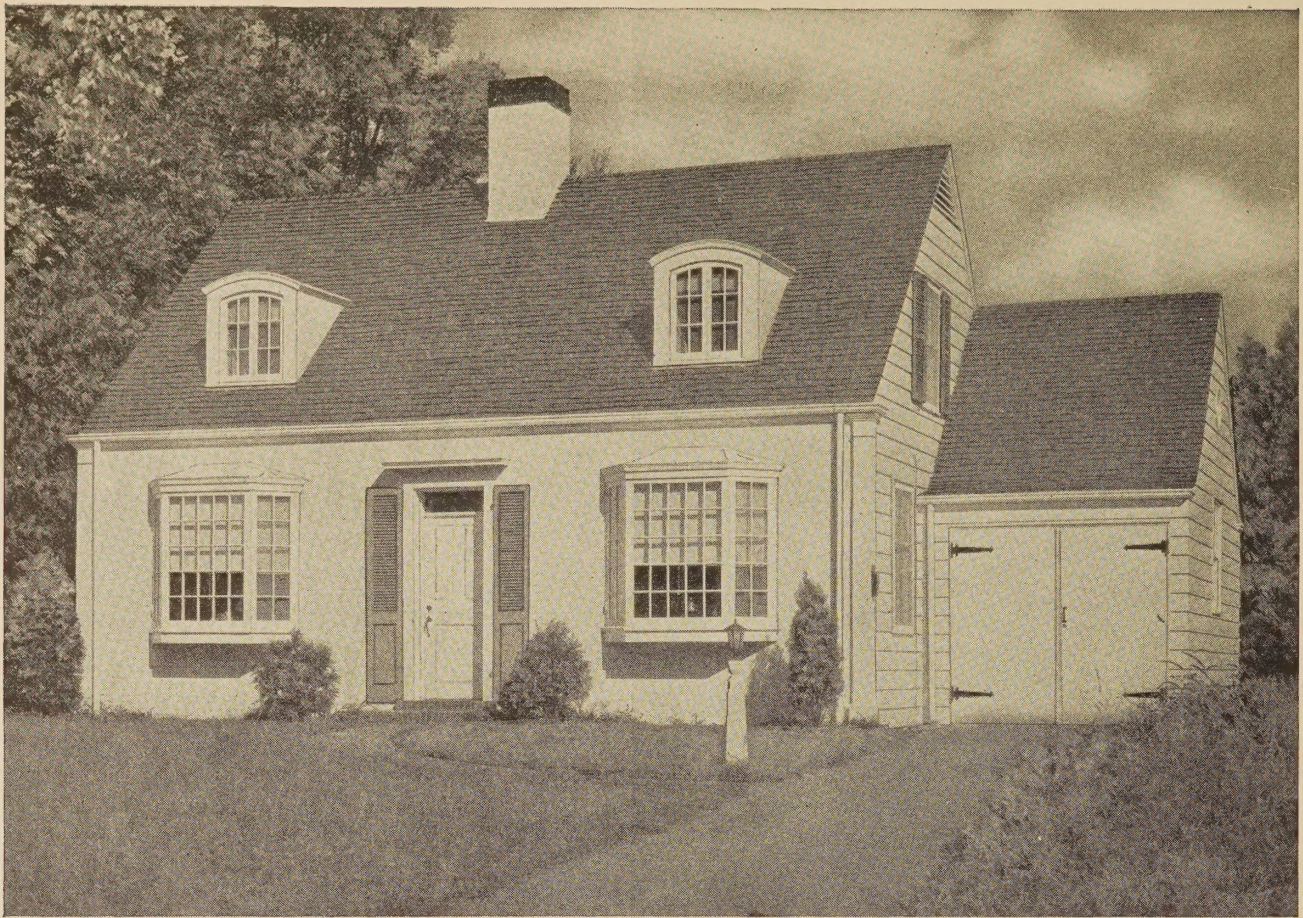
ON THIS page we show you one of the sheets that make up the *working drawings* for a *Better Homes & Gardens ★★★★★ Home*. It is typical of what you get when you buy a set of *Home Plan Service* working drawings.

These drawings are new, modern type—easier to read and use, and with a lighter background more suitable for the contractor's notations and specifications in either pencil or ink. They have replaced the old-fashioned, hard-to-read blueprints, and are approved by the Federal Housing Administration. *Better Homes & Gardens* takes pride in the fact that its *Home Plan* department was one of the first in the nation to adopt this up-to-date type of working drawing.

With the working plans you buy from *Better Homes & Gardens* you also receive a *Specification Form*. This form is the basis for a legal contract between you and your contractor and insures your getting the quality materials specified. You will also receive a copy of the *Contract Agreement*. Signed by your builder, it's his legally binding promise to build your home exactly as specified and for the amount agreed on; it therefore protects you, insures the quality construction of your home, and safeguards your interests.



Above is pictured the *Better Homes & Gardens ★★★★★ Home* No. 1202 represented by the working-drawings sample shown at left



While the house is delightfully homey in appearance, bay windows, curved dormers, and transom lend notes of distinction.

Deep Dormers and Bays

Designed by Architect Stratton O. Hammon

SEVERAL hundred years' experience has shown that Cape Cod styling is most economical and most pleasing in appearance. Cape Cod deserves its popularity.

This Cape Cod house can be built on a plot 50 by 75 feet. Its exterior, as you can see, is extremely simple. The clear, clean white of the walls relieved by the dark, weathered gray of the roof, the classic treatment of the doorway (with its leaded-glass transom), the small-paned bay windows, and the round-top second-story dormers create the picture. Notice, too, the fine detail of the corner pilasters that make the joint between the white-painted brick of the front and the clapboard of the side.

The interior was no less carefully thought out. Look at the first-floor plan. It's the well-liked central-hall type but in modified form. For economy's sake the coat closet, fireplace, and part of the kitchen share the back of the hall with the stairway. Both the living room and dining room boast a large bay window which lends to each a cheerfulness and spaciousness that can be obtained in no other way.

Placed between the dining room and

kitchen, the breakfast room effectively chokes off the noise and odors. It also provides a convenient entry from the attached garage.

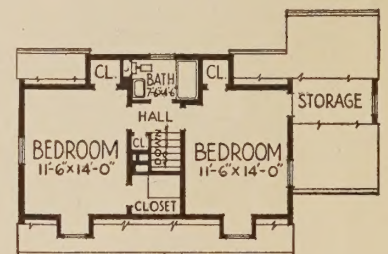
The amount of closet and cabinet space in this home should please you. In addition to the four closets and the storage space on the second floor, there's a coat closet in the entry hall, a closet off the kitchen, a large cabinet in the kitchen and breakfast room, and a bookcase in the living room—a total of 10 storage spaces for five rooms. The plan is worked out in such a way as to give the maximum efficiency and freedom of movement within the house, and at the same time the greatest privacy to all parts.

If we look again at the kitchen, we see that it should prove a delightful meal-preparation center as well as an efficient one. The refrigerator is placed in a line with the dining room and breakfast room, conveniently available for distribution of foods, and to the stove as well. The sink is ranged right next to the ample counter space against the living-room wall. And above this counter space are roomy cupboards for dishes. In addition to these cup-

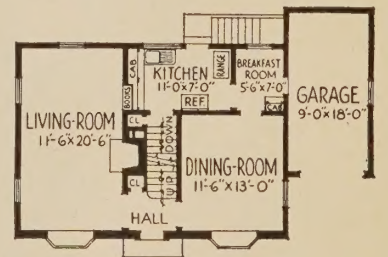
boards, there is also an attractive wall cabinet in the breakfast room, convenient to both this room and the dining room.

Walls are thoroughly insulated and the windows and doors weatherstripped to provide comfort at extreme exterior temperatures.

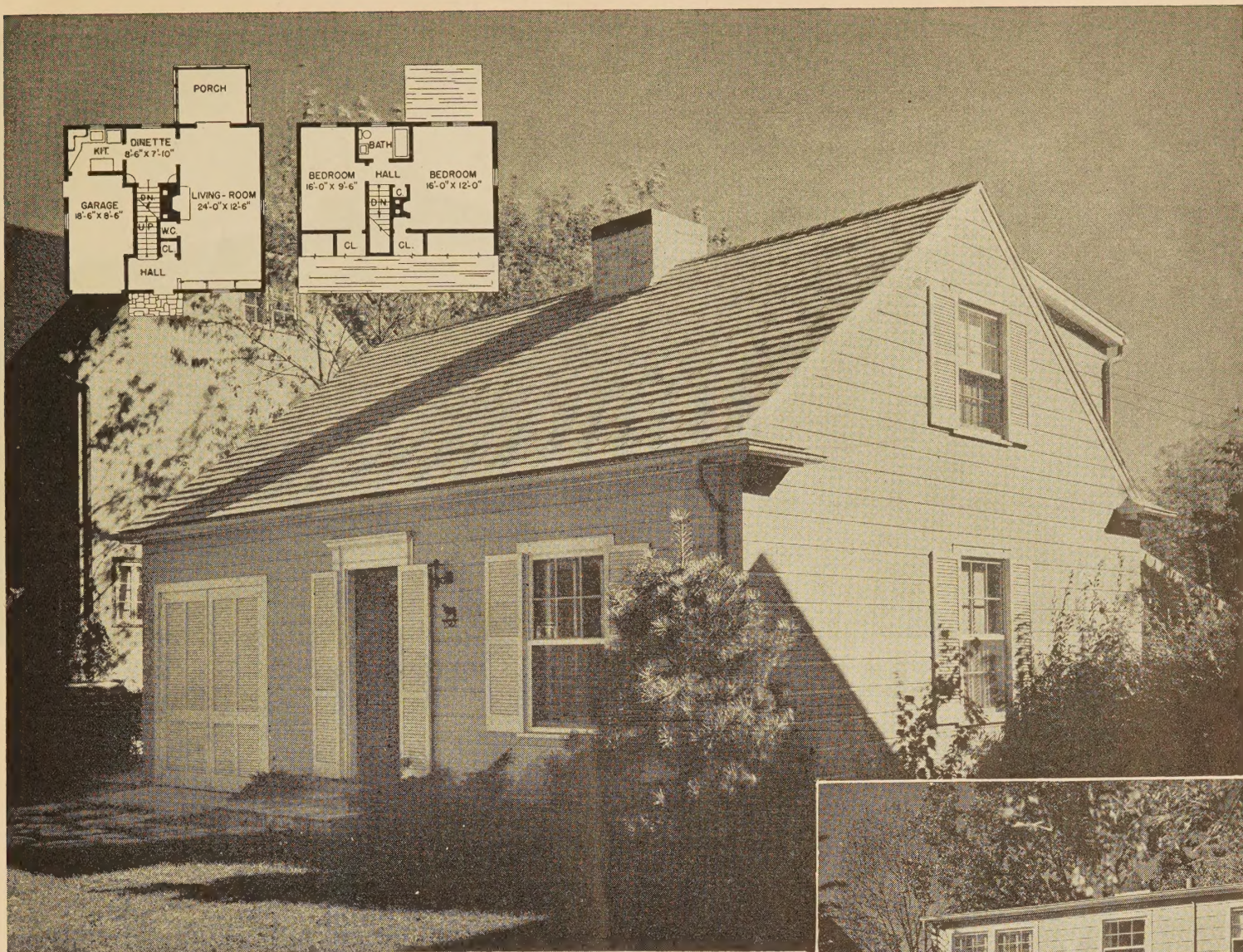
● How much will it cost you to build this home in your own community? See introductory pages for an explanation of *Better Homes & Gardens* ★★★★★ Home Plan Service.



Second Floor



First Floor



It's the envy of brides and veteran homemakers—this house that Bachelor Ben Marshall, Jr., built for himself in Winnetka, Illinois. It's painted a soft dove-gray with white shutters, trim, and garage doors, white asbestos shingled roof, a jewel of a Kelly-green door. A perfect home for American furnishings

This Snug House Stops Traffic

Designed by Benjamin Marshall, Jr.

DRIVERS shift to low gear with an excited—"Now that's the kind of house I'd love to own!" when they see the house Ben Marshall, Jr., built in Winnetka, Ill.

It's not only the simple, Colonial, well-proportioned lines of the small house that folks fall in love with. It's also the eye-catching subtle colors of the dove-gray siding with white shutters for garage doors, entrance door, and windows, the white asbestos shingled roof and chimney, and—sparkling forth at center—the Kelly-green front door!

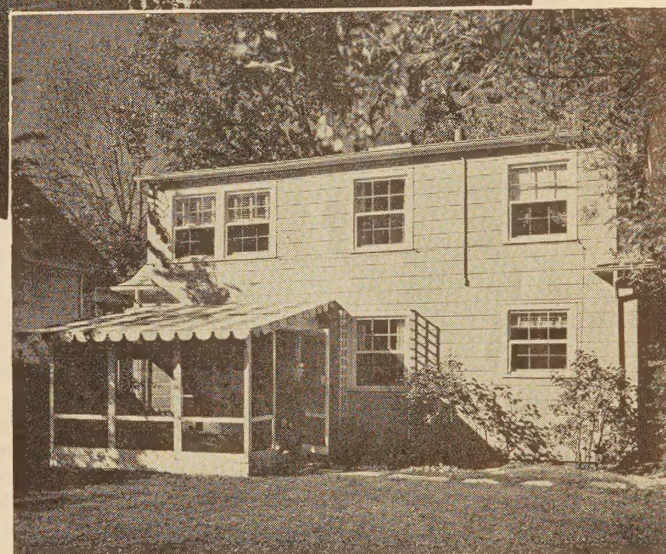
Money mattered, too. Costs were kept under \$6,000 and maintenance expense was held to a minimum. By using only standard materials, Mr. Marshall managed the former. Thanks to thoro insulation, his heating cost is

less than \$100 a year, nice for budgeting.

Outlay for all this pleasant and practical living was \$5,500, which also covered a utility room back of the entrance hallway, a tiled bath, and two fireplaces—one in the larger bedroom, one in the living room.

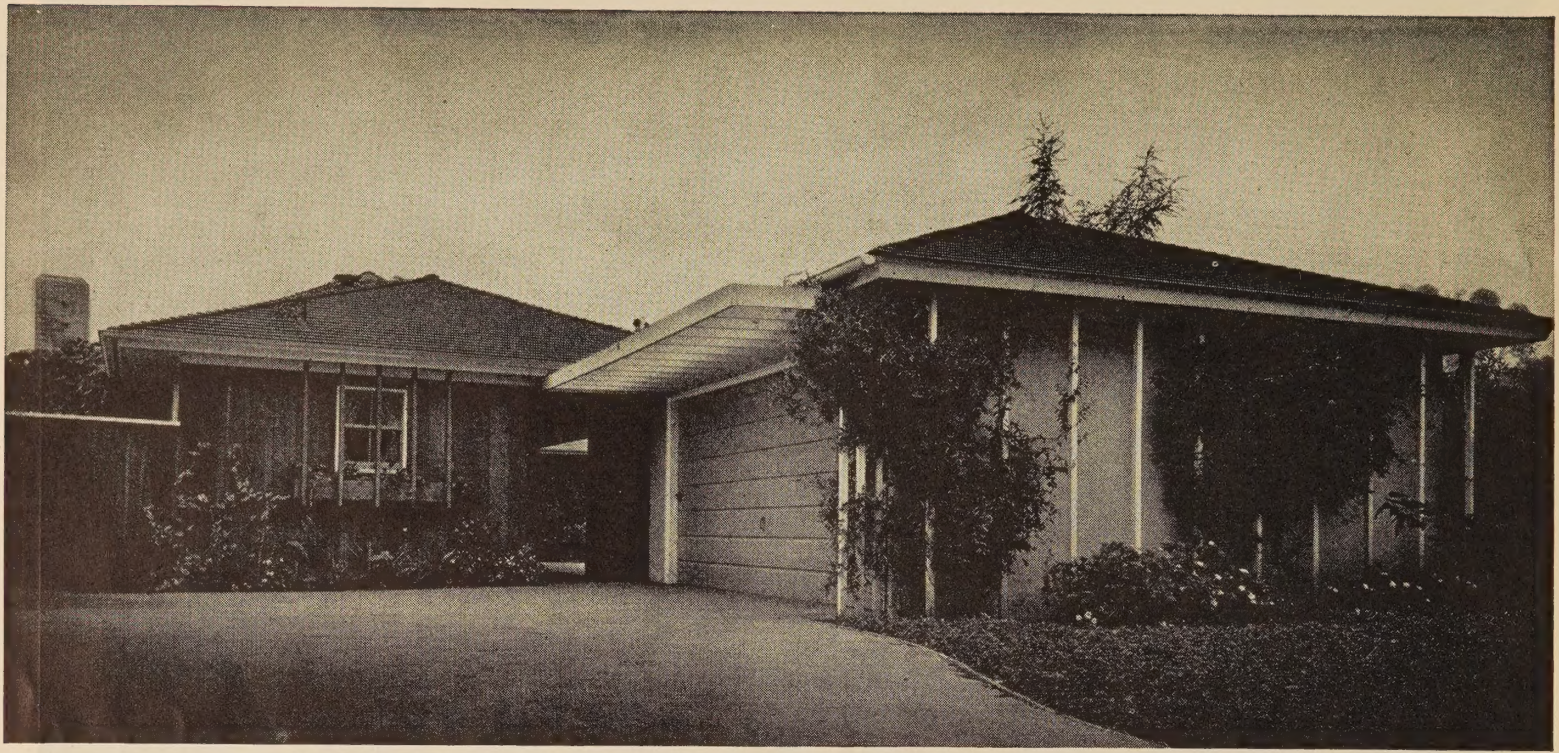
But so wisely did Mr. Marshall use his modest building money that nothing which makes for comfort and livability had to be sacrificed. For \$150 extra, the screened porch, with its unique scalloped wood awning top, was added. There's not a nail used in that awning—only bolts and screws. It's made of weatherproof $\frac{3}{8}$ -inch plywood, adroitly designed and painted to look like a red and white striped awning. The screens are standard size. It's perfect.

Better Homes & Gardens ★★★★★ Home Plan No. 1307



↑ For \$150 extra the screened porch, with its red and white scalloped wood awning top, was added. "After the war's over, I'm heading back to spend a solid summer of comfort on that swell insectproof porch of mine!" vows Ben, Jr.
↓





From the street you can see only the attractive garage, with its trellised eave and wall columns, and the service room's entrance and

window, left center. Farther inside, past the entrance, is the patio, from which opens the main entrance into the living room. (See plan)

Modern, and Turned to the Sun

Designed by Walter Wurdeman and Welton Becket

THE Arthur Wurdemans of Brentwood, West Los Angeles, planned this home to be Modern from shingle to floor slab. The architects, Walter Wurdeman and Welton Becket, weren't afraid to break away from the conventional; originality and practicality were their guides.

When you begin studying the floor plans, you realize the utterly Modern planning in the layout of the house itself. It's planned for a small lot, which might have made it difficult to provide any privacy if the architects hadn't put the garage, the kitchen, and the service room at the front. Thus, deliverymen don't walk thru to anywhere; they come, leave what they've brought, and go.

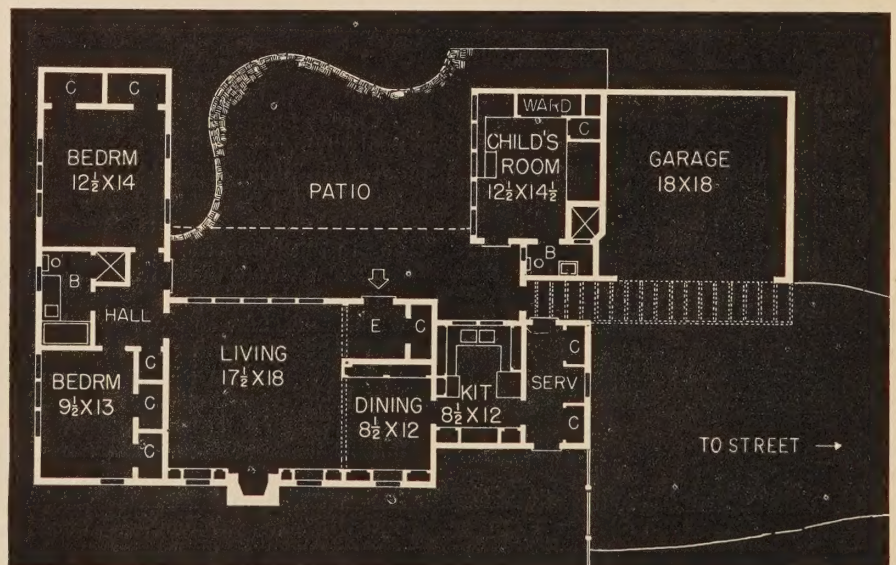
Second key to privacy is the patio, center of the family's living. Embraced by the two wings, the patio offers a pleasant view from all major rooms, including the kitchen. On the other side of the house are laundry yard, Victory garden, and incinerator. To the street the garage portion of the house presents an attractive face of slender, white, free-standing columns against a background of beige stucco wall. The stucco combines well with the redwood front of the house proper, which is itself made lively by the service room window's attractive flower box suspended from wide eaves. This wide eave

overhang is accentuated wherever it's necessary to cut down direct sun rays. Plentiful windows, however, allow no darkened corners in any room.

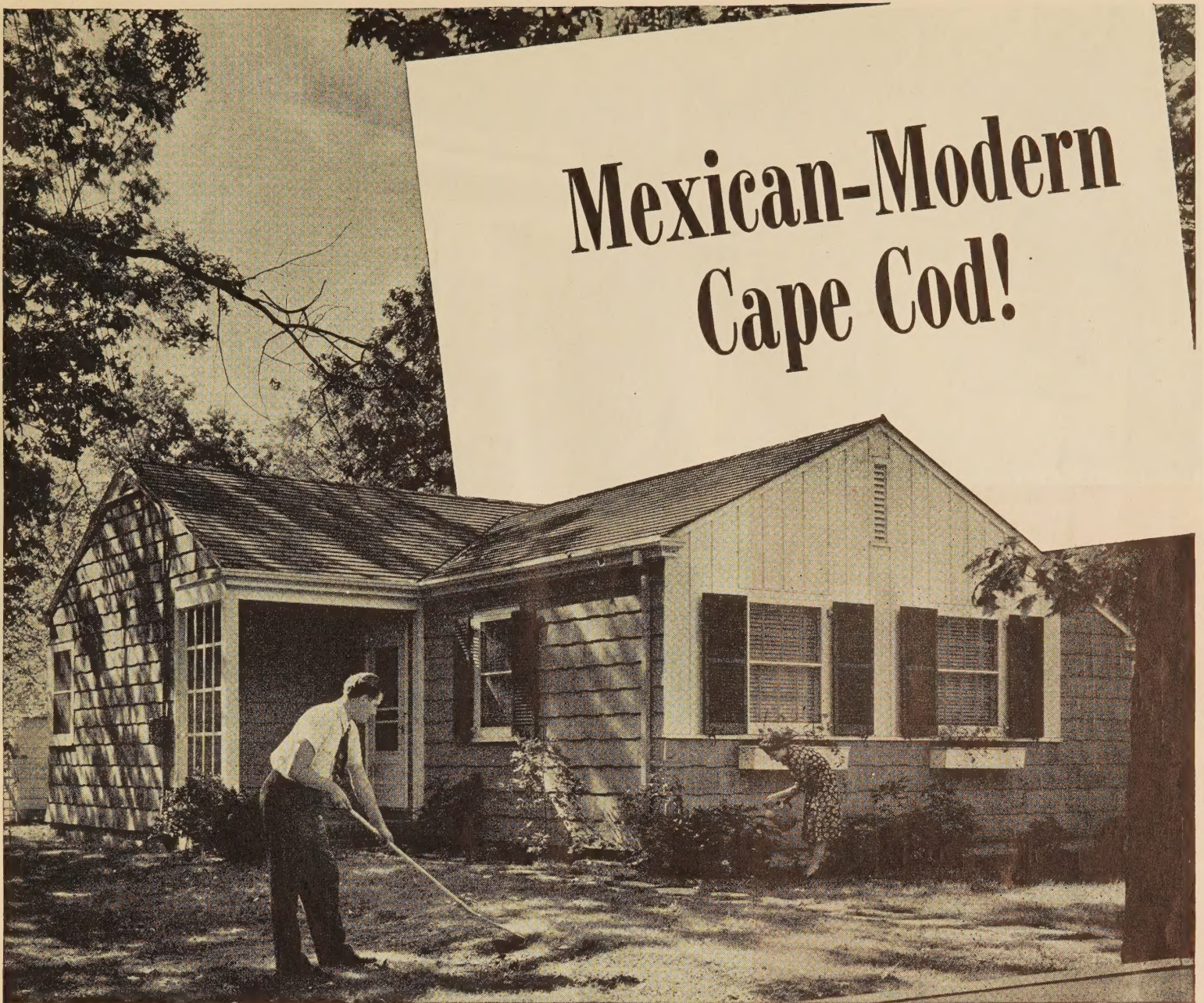
A trellis over the garage door helps to shade the entrance into the living-patio. Once inside the patio, continuous shelter is provided from the Dutch door house entrance to the bedroom entrance by a loggia or wide eave. If there are children, it is never

necessary for them to use the living room as a trailway in order to reach their bedrooms or the kitchen.

This home should be proof to anyone that there's a graceful way to plan a Modern house, a way to turn away from a busy street, even on a small lot. Nothing is so large that the burden of upkeep need discourage a family of any size from adopting this plan.



Mexican-Modern Cape Cod!



The unusual white board-and-batten apron on the front wall of the Swit home is matched deftly by window and door trim and rail fence

A Mexican honeymoon trip for inspiration and an eye for economical planning equal a ★★★★★ Home Plan to fit the most exacting tastes

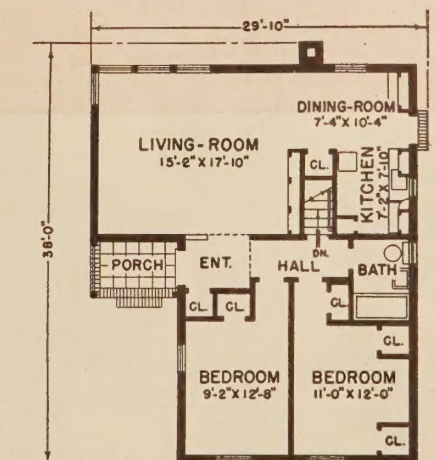
THE young F. James Swits went to Mexico on their honeymoon, and Architectural Designer Swit brought back some unusual ideas to be turned into a small-home design that's as easy on the eyes as it is on anyone's average budget. Impressed by the open planning of the adobe ranch houses, Architect Swit reasoned that it should combine beautifully with Modern for the interior, and still have a hint of traditional Cape Cod on the outside.

In this Home Plan all three were combined in clever planning by Mr. Swit, and careful building by Edward Bernagozzi, of Copague, Long Island. Gadgets, doodads,

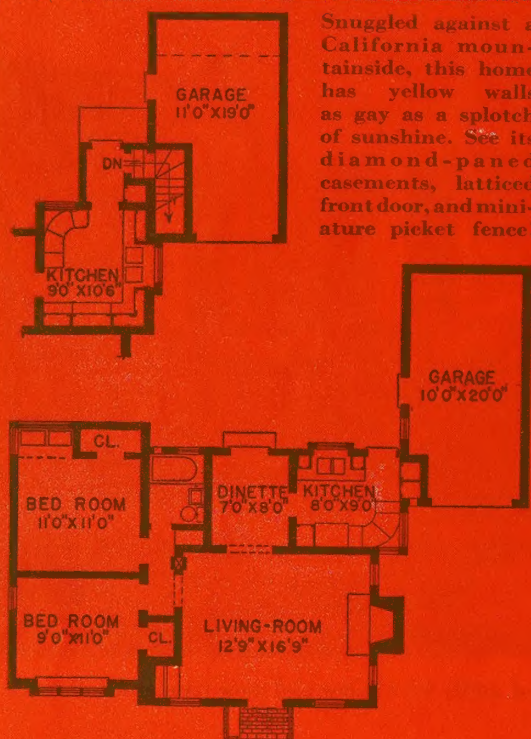
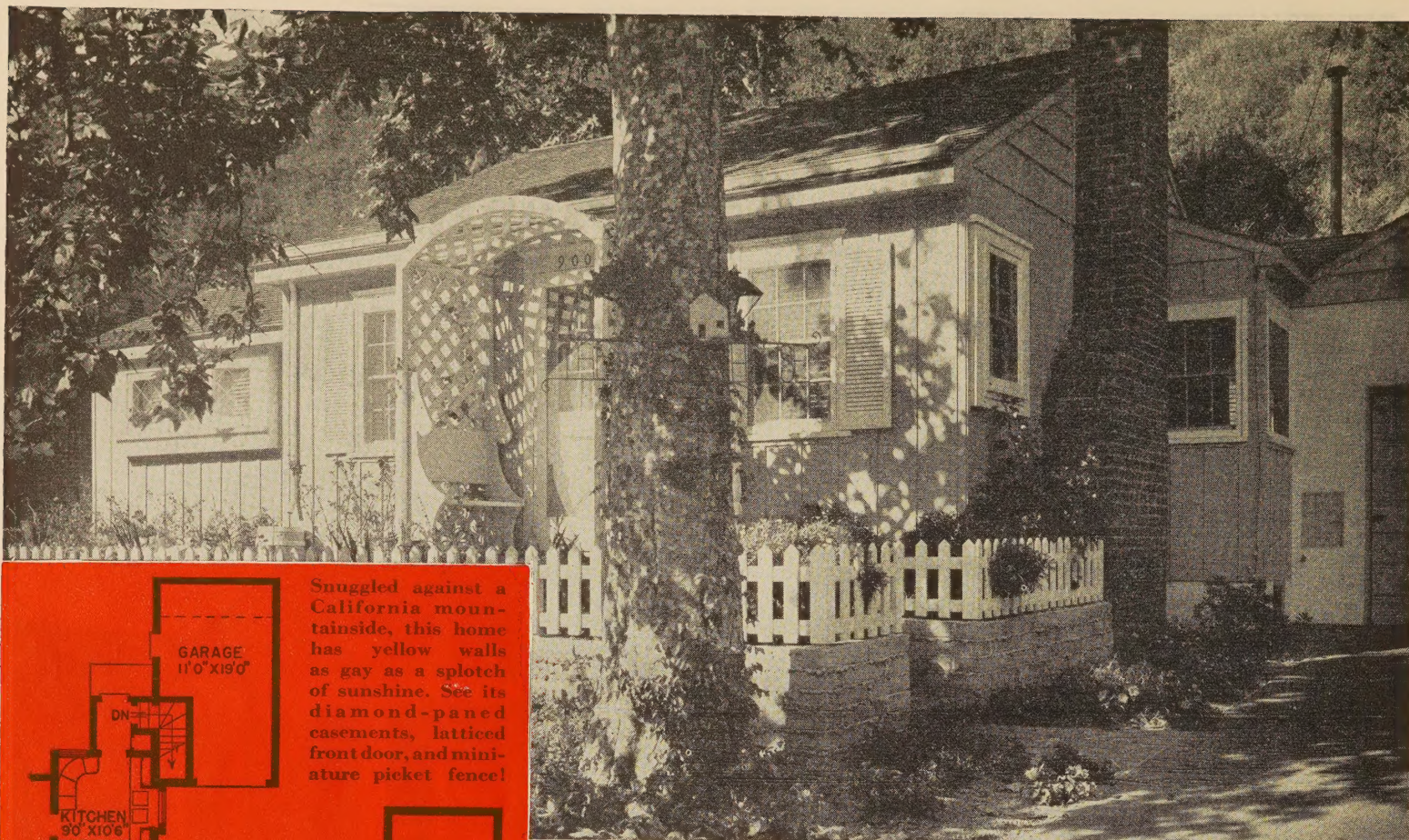
and extras were held to a minimum to keep costs down, and roof plan, floor plan, foundations, the very walls themselves, are of simplest design. Basement stairway inclosure provides a wall separating living room and kitchen, and the dining alcove completes a lopsided U arrangement. The kitchen is separated from the dining area by pulling a monkscloth curtain across its chromium bar. Unneeded space in the stair well provided a deep, waist-high closet for linens and china. There's also a built-in china cupboard at the end of the dining alcove.

The hall to the bathroom separates the bedrooms from the living areas, and its wall is insulated from noises by the coat closet in the hall, and the bedroom's closet. The rear bedroom has two closets on its outside wall, and just inside the door is a linen closet adjacent to the bathroom.

Built-in bookcase and china closet save millwork costs, and there's a further saving in not excavating beneath the bedroom wing. Bathroom is tiled, roof and walls are of cedar shingles, and floors are of oak. Venetian blinds hang at all windows, and in the basement is an automatic furnace.



● See on page 2 explanation of the Home Plan which will enable you to determine the exact cost to build this home in your community. In the meantime, you'll want working drawings for study—coupon for ordering them is on page 26.



Snuggled against a California mountainside, this home has yellow walls as gay as a splotch of sunshine. See its diamond-paned casements, latticed front door, and miniature picket fence!

Surprise! Hidden from the street is this roomy brick-paved terrace where spread-out living can be enjoyed. Wide window is in bedroom. Out of sight to the left is a barbecue fireplace

Gay as a Splotch of Sunshine

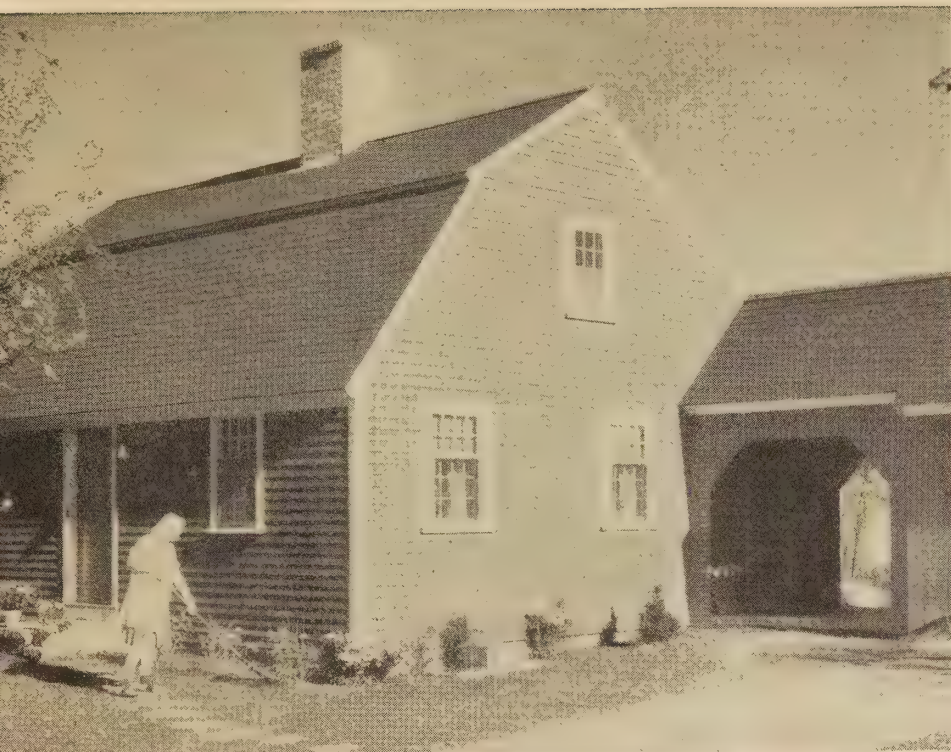
A Song writer's inspiration is this attractive little
★★★★★ Home, with its rhythm of line and lilting charm

Designed by Walter Simons

MORT GREENE (composer with Revel of "When There's a Breeze on Lake Louise" and others) and Anne Greene rent this white-shuttered home in West Los Angeles from actor Jimmy Ellison. It's tiny but there's not a plain, boxlike room in the house. The living room has a nook with a built-in seat and fireplace set in a white-painted knotty pine wall. In the dinette are corner cupboards and a knotty-pine wainscot. The kitchen has a built-in snack nook with a curved leather seat and round table. The back bedroom is picturesque with its fine corner window and built-in window seat. A basement wasn't desired so a wall furnace was installed in the hall, and laundry equipment in one end of the attached double garage. Alternate floor plans include a basement. Most livable feature of all is the brick-paved patio with a small barbecue fireplace. It's entered thru French doors from the dinette.

Better Homes & Gardens
★★★★★ Home Plan No. 1211





Good heritage counts—compare the spreading gambrel roof, low, ground-hugging lines, broad chimney, and small-paned windows of this home with those of its Revolutionary forefather! But see, too, the fresh modernity of a white trim for brown-stained clapboards, and practical covered way between house and garage. Flush boards instead of clapboards cover the garage

An Old Design With New Ideas

Designed by Architect Royal Barry Wills

FOUNDED in 1698! Yes, the great-grandad of this house design is the famed Hancock-Clarke house built in 1698 and standing today in Lexington, Massachusetts.

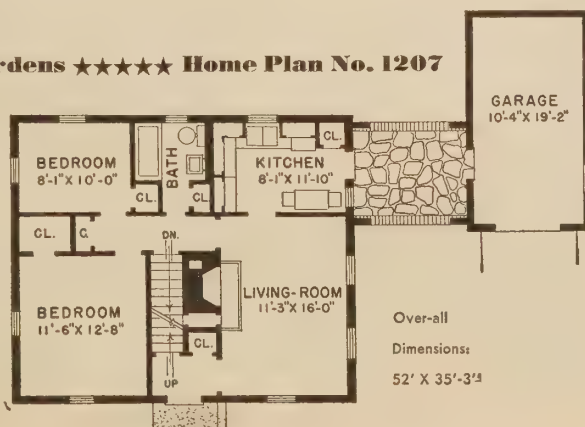
Not every new house can win recognition among its famous ancestors! At 7 Paul Revere Road, Lexington, this home is in the "Battle Green" small home development sponsored by the Ross Realty Corporation. Architect Wills of Boston has given it a striking resemblance to the old Revolutionary house and the changes made were to meet present day family-home needs. Contractor F. A. Faulkner of Lexington was its builder.

There's distinction in its gambrel roof cut short over windows to admit the most light. The brown-stained clapboards are similar to the wea-

thered oak frame of its ancestor, but the crisp white trim and Indian-red front door are attractive modern touches. The floor plan is commodious for present-day small families, as Elliott and Ruth Worcester and daughter Carol, who live there, will testify. The Worcesters like everything about their home, from the tiny vestibule with its coat closet to the picturesque covered way that connects the kitchen and attached garage. There's ample space in the living room for a dinette table, and the kitchen has a breakfast corner. The front bedroom accommodates twin beds and boasts a big closet. Notice the linen closet in the conveniently located bathroom. Until they have need for more room, the Worcesters have not planned to finish the upstairs.

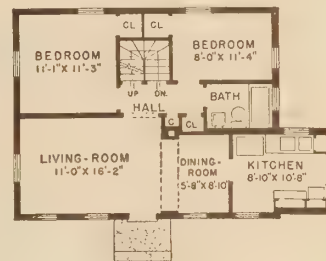
Better Homes & Gardens ★★★★★ Home Plan No. 1207

●How much will it cost to build one of these homes in your community? See introductory-page explanation of the Bildcost Plan, and the last page for a convenient coupon for ordering Lists of Materials or the working drawings.



Photographs: Richard Averill Smith

Small houses can have individuality. This five-room home has distinction with its wide entrance and the kitchen wing. There's charm, too, in the white-shingled walls and simple shutters



A Design to Expand

Designed by Architect Thure E. Olsen

LET your new shirt stretch or shrink and you're hopping mad! That's not true, however, of a house, —the more it will stretch and shrink, the better you'll like it. If that sounds incredible, just talk to the George E. Brownes, of Hamden, Connecticut. Owner Browne liked the inspired way Architect Thure E. Olsen of New Haven and Builder Thomas A. Laydon of North Haven divided floor space so each of the five rooms has just enough for actual living conditions. The wide arch between dining room and living room make them a single 25-foot room when there is entertaining to be done.

The kitchen's small with plenty of cabinets and counter space. There's even a timesaving breakfast nook. In the center hall you'll find a linen and coat closet as well as stairs to the unfinished second floor and basement. Clothes closets for each of the bedrooms are in the remaining space between the stairs and outside wall. With closets back of the stairs the bedrooms seem larger than they are. For the present the stairs in the center hall are closed off with doors. An extra room might be added on the second floor, and a playroom in the basement.

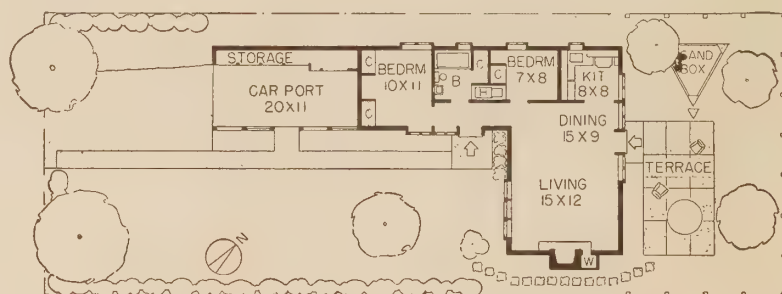
Better Homes & Gardens
★★★★★ Home Plan No. 1206



Tho the long, L-shaped plan of this house fits it ideally to a narrow lot (40-foot lots are not uncommon and they're here to stay), be cautious about choosing its site. Narrow lots are more common in older, already built-up neighborhoods, where the outmoded faces of surrounding houses might clash with this more modern design

For the Straight and Narrow

Designed by Architect W. D. Riddle



ARCHITECT W. D. Riddle, of Cleveland, Ohio, designed the house for himself, his wife, and their daughter, Pat. He knew his problems to start with: a limited budget and limited space. And he'd seen so many clients trying to cram too many demands into one house and budget that he knew better than to make the same mistakes when he built for himself.

His approach was logical and simple—the crystallization of all his objectives into his aims. He wanted to get the effect of space, inside and out, without losing an intimacy between outdoors and indoors. In a minimum of space he sought to get a maximum of efficiency with low maintenance and easy cleaning demands.

Then he considered important check points to follow in sticking to his aims. In building less than he thought he'd need, he was sure

to spend less than he could afford. He added to the cost of the house itself, the cost of the lot, furniture, decorating, and financing. And, he didn't forget that the Riddles would be the ones who would clean the house and keep it in repair.

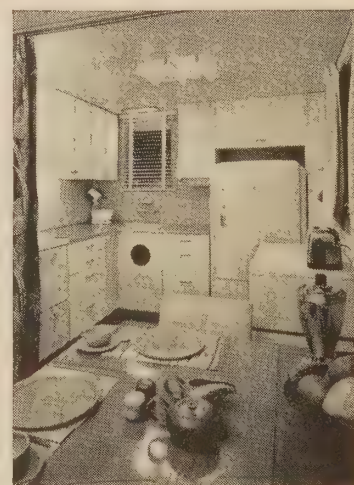
Economy came hand in hand with simplicity. Storage space was built into the long, inner wall of the car port. Water heater, automatic washing machine, house heater, and linen storage space are all in the one 4- by 7-foot unit next to the bathroom.

By building in furniture wherever possible, Riddle has saved furnishings cost. By being thrifty with space in kitchen, bedrooms, and bath, he has held out an extra dividend of room which has been added to the living room, itself 15 feet wide and 21 feet long and flooded with light from a massive window on the high, front wall.



◀ The simplicity and economy of furnishings and decoration made possible thru modern design trends is apparent in this living room. Brickwork and plywood walls with prominent grain blend nicely; the simple shed roof and resulting high, front wall leave plenty of room for a massive picture window

Well-lighted, compact, and gleaming clean, the kitchen can be separated from the living room, when desirable, by a draw-curtain on a ceiling track



Fit This House to Your Future

It's small, and flexibly planned for variety of face or place. It may fill the blank space in your plans for a postwar home

HERE is a package full of the sort of ideas and plans we feel you will want to add to your scrapbook. We knew when we found this home that it was typically representative of what clairvoyant surveys tell us are the postwar home wants of many an average family. Tho it's nothing more than a cube of a house, it's flexibly designed to fit any place, orienting easily to face any direction; hence, it's economical to build.

This sunny home was designed by the Homesys for their farm at Hockessin, Delaware, to make the most of the land it was built on. It is a well-nigh classical example of fitting the exterior appearance of a house to its natural surroundings. It follows no "period," and it isn't a "home of the future" where everything whirls or glides magically at the touch of a button. Considered as a part of the garden, its natural wood walls of vertical boards and battens, its open trellised porches and overhanging eaves, give it a real appearance of welcome.

The interior follows the rules set by the outside and the garden. The large porch and the living and dining space are near the living and play areas of the garden where friends may be welcomed. The kitchen, like the dining room, is close to the out-of-doors; there's easy access from the house to the work shed and garden. Bedroom and bath are placed for assurance of privacy and quiet; they are far removed from the noisier recreation areas.

Room size is nowhere sacrificed for storage space. The extension of the back porch roof over the basement stairs, placed outside the four walls of the house, provides adequate weather protection. Further space is plentiful in the basement heater room and the L-shaped workshed and garage.

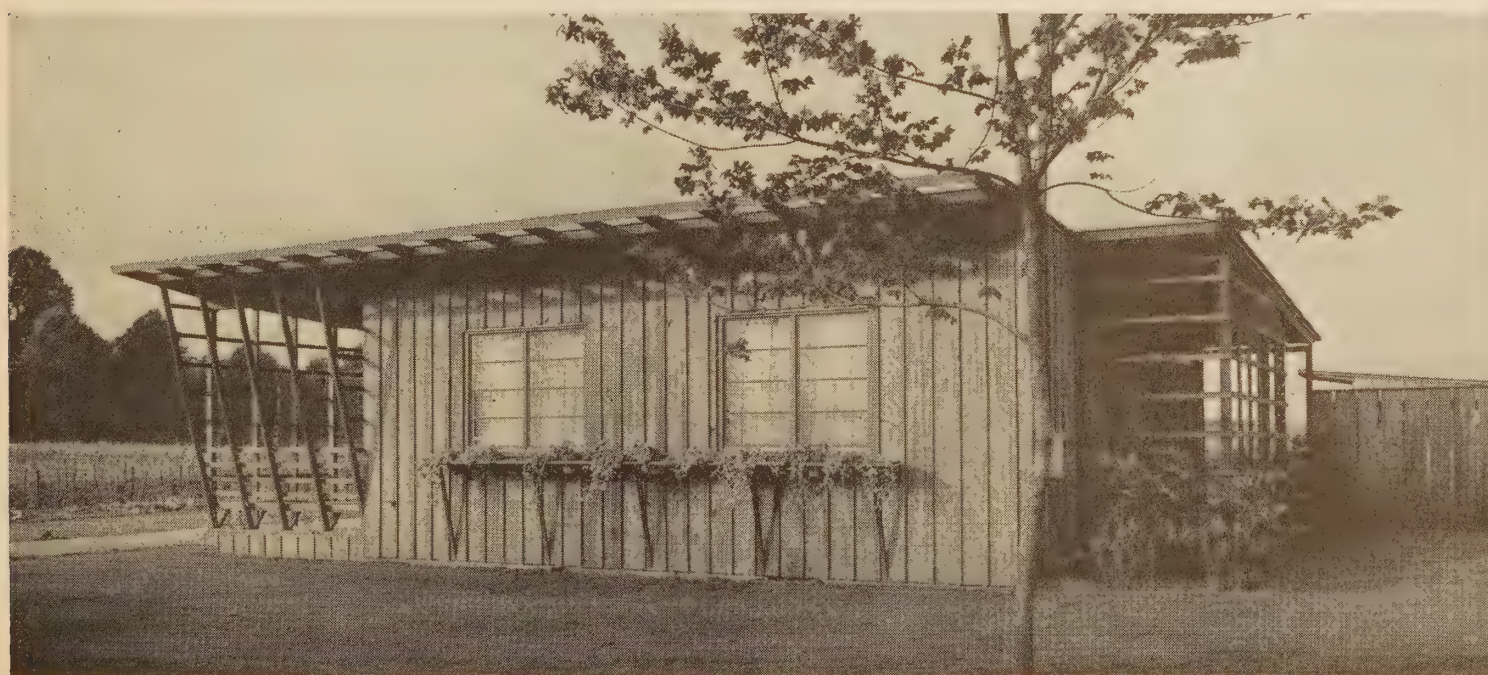
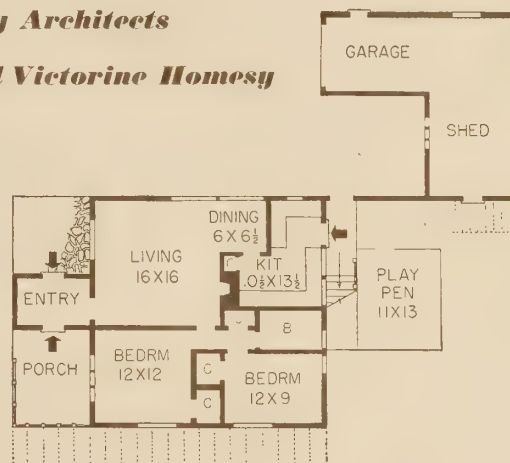


Robert M. Damora

A feeling of open space in the living room is aided by light, yet stout, furniture. Dining-alcove is at right planned to be easily reached from the kitchen; combination garage and garden-tool shed can be seen thru windows

Designed by Architects

Samuel and Victorine Homesy



Even with such simple planting as this, its natural wood walls and trelliswork adapt the house well to a rural, informal setting



This home is really small, really low-cost, but so flexible it'll house six

For a Wide or Narrow Lot

Designed by Architect Verna Cook Salomonsky

THIS solid little home is designed for the people who want to own their homes but haven't much money to spend. It's small, yet will house as many as six without confusion. It may have either two or three bedrooms, and if necessary, will snuggle down on a 40-foot lot. Amazingly compact, it has plenty of closet space, an abundance of air and sunshine in every room, ample wall space for furniture placement, a well-organized kitchen, bay windows to bask in, and generously proportioned rooms.

The plan is carried out so that either the porch or bay-window elevation can face the street. For the former, with a driveway, you'll need a 55-foot lot; for the latter, without a driveway, not more than 40 feet. The house itself is only 33 feet wide the narrow way.

If you need only two bedrooms, the house then boasts a separate dining room, with direct access from the living room or kitchen. When overnight guests drop in, two closet doors in the dining room open to lower twin beds. If three bedrooms are needed, the dining-room is eliminated in favor of the third. Meals are then served in the dining alcove.

THE excavated portion of the basement is divided into two generous rooms, one for heating plant and laundry, the other for storage or a game room.

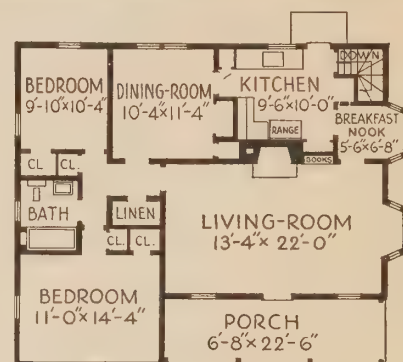
On the exterior, sidewall shingles, shutters, and trim are white, with a natural

weathered-gray shingle roof. The tomato-red entrance door adds a striking color note. Window sash are a subtle dark gray.

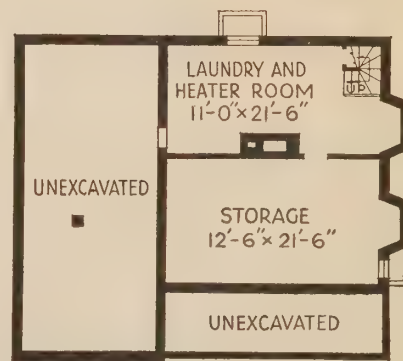
Inside you will find nicety of scale. Detail of the trim, mantel, stairway, and bay windows is delicate; and because of this "reduction of scale," rooms seem larger.

You'll find this an honest house with no sham or tricks. In its directness and modesty lies its charm.

● How much will it cost to build this home in your community? See the introductory pages for the method of estimating it, and for an explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*. Coupon for convenience in ordering Lists of Materials and working drawings appears on the last page.



First Floor



Basement

This house is designed so that either the porch side (at top of page) or the bay-window end (at left) can face the street. If you choose the latter, house will snuggle down on a 40-foot city lot



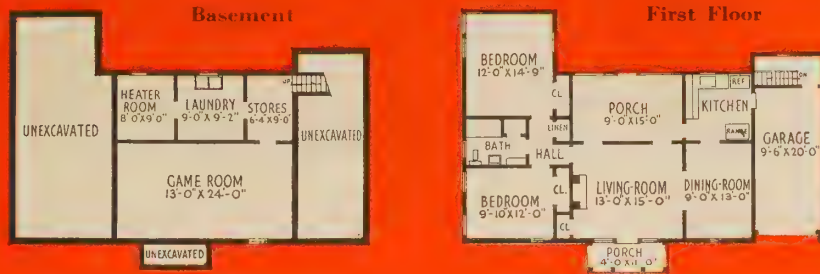
Long, ground-hugging lines and numerous big windows are reminiscent of the Southwest's old-time ranchhouse informalities

Photographs by Merchants Photo Service



Twins Under the Skin

The two homes on this page were built from Better Homes & Gardens Plan No. 1001A. The only difference in the two is in the exterior treatment. Our ★★★★★ Plan shows the construction of both, so that you can take your choice of either. They were designed by Architects Talbot Wilson and Irwin Morris



THESE homes illustrate the versatility of Better Homes & Gardens plans, for they both were built from the same design. Ground-hugging as the generous ranchhouses of the Southwest, the house provides room and convenience for a family of three or four. The kitchen is convenient to both porch and dining room, and is only a step farther from living room. The combination of the porch and the three rooms offers splendid possibilities for entertainment.

The attached garage has direct access to

the kitchen; bad weather doesn't mean inconvenience in getting from the car to the house or from the house to the car, and packages can be brought directly into the kitchen. The bedrooms are insulated from the rest of the house by the hall and closets, and every room has cross ventilation without sacrificing wall space.

This ★★★★★ Plan provides for building with or without the basement. Without the basement, the rear of the garage becomes a utility room, but with the basement, the

stairs descend from that space. The shown in the plans as a sham, the fireplace can be built to burn wood or coal by carrying the chimney up thru the roof ridge. Main rooms have oak floors, tile floor in the bathroom, and linoleum over pine in the kitchen.

● How much will it cost to build this home? See introduction at front of book for explanation of our Home Plan Service, and last page for convenient coupon for ordering Lists of Materials or Working Drawings.

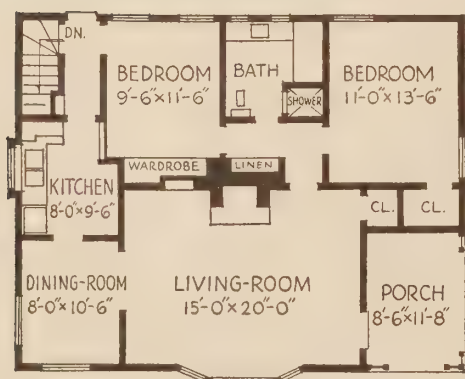


The distinctly Californian in its low lines and classic beauty, this modern five-room, low-cost home is compactly rectangular instead of spread out, which makes it an excellent plan for all parts of the country

Styled in California for All U. S.

Designed by

Architect Leo F. Bachman



HERE'S the home for the young man tired of paying \$45 a month rent for the inconveniences of "built in 1913," shoveling coal and ashes all winter, trotting up and down for an insufficient supply of hot water, and attempting to keep poorly engineered plumbing open.

With \$750 or \$1,000 on the line, you can have this small home for only \$2 or \$3 more per month than the rent on some outmoded place of existence, depending upon taxes.

Designed for economical construction, it can be built without becoming a burden. Modern Californian in styling, it's rectangular instead of sprawling, and economically constructed anywhere. A noteworthy feature is the hip roof, a Samson among roofs because it forms a natural arch from four directions instead of two, and at the same time eliminates the more costly triangular gables in the side walls.

The living room is oversize and the low, beamed ceiling is finished in pure white. Beside the fireplace is a six-foot shelf bookcase, its lower shelves concealed behind doors. Bedrooms are ample for double or twin beds, and the bathroom is luxurious with a shower for quick cleanup activities, or a bathtub for a relaxing soak. At each side of the lavatory are windows and built-in dressing tables.

The kitchen is the sort one longs to have. Wide bay window over the sink lets in plenty

of sunlight. There are cupboards on each side of the window and over the refrigerator, and tray space beneath and each side of the sink. The range on the opposite end has cupboard and drawers convenient to it, too.

The basement can be excavated for heater room, storage, laundry or rumpus room, or just for heater space alone.

THE exterior is of brick, plaster, and wood siding painted cream. There's beauty in the apple-green shutters on the dining-room windows, repeated on the open porch; in the whopper bay window between the two; and in the chimney, squatting flat and fat on the peak of the roof.

Here's the home California and Leo Bachman give you, the home that can readily bring you out of the rent-spending class. It has quality, style, mechanical conveniences essential to proud, comfortable living—and provides them all for little more than the \$45 a month that burdens you with the inconveniences of "built in 1913."

● How much will it cost you to build this home in your own community? See introductory pages for information about estimating it, and for an explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*. A coupon, for your convenience in ordering Lists of Materials, will be found on the last page of this book.

Better Homes & Gardens
★★★★★ Home Plan No. 910



Unusually simple lines and good building proportion make this house stand out among its neighbors. It is easily adaptable to almost any location

A Home for Beginners

Designed by Milton V. Bergstedt

WHEN Milton V. Bergstedt, St. Paul architect and builder, designed this house for his family, he was after a clean-cut house that wouldn't cost too much to let him have peace of mind after he moved in.

To hold costs down, Bergstedt used only stock, factory-made millwork; even the picture-window wall all across the rear of the house is straight from stock, and uses no expensive plate glass. The roof lines are unbroken by dormers. The sturdy brick chimney serves both heater and fireplace. Interior walls are finished with an inexpensive wood-veneered wallboard.

Because of these savings, Bergstedt could build in more things a home needs—lots of windows, a fireplace, an entrance hall and coat closet, a full basement for hobbies and storage, and a handsome entrance door to give stature to the whole house. And he could use the best in plumbing, heating, and insulation materials.

The result hits the bull's-eye for a young family of two to four.

The into-each-other living room and dining room is a generally accepted advantage for so small a house. Two tiny separate rooms, so common in the past,

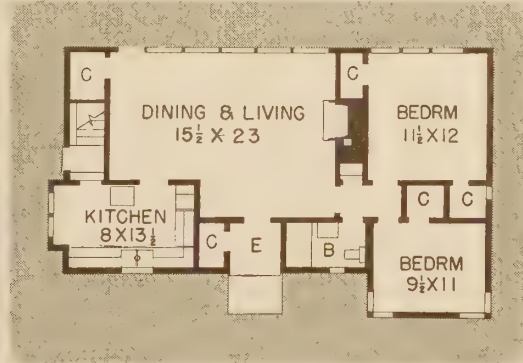
never were justifiable in the small home.

Large glass wall areas overlooking the back lawn with its protective plantings pull the garden right into the house. The overhanging roof keeps the summer sun's direct rays from heating the rooms, yet in winter the more oblique sun rays brighten and warm every corner inside.

Flexibility of the plan invites addition of a terrace for alfresco meals, or later, a porch to enlarge the living area. When another bedroom is needed, it will fit onto the right side, opening from one of the other two. Five shelf and pole closets provide hold for plenty of storage. The front bedroom, three sides windowed, makes a cheerful nursery. Good light floods the kitchen for the breakfast send-off, and the north windows—the Bergstedt lot faces north—make a friendly lookout on the avenue.

It's a house devoid of expensive frills, modern, comfortable, and a good house for beginners.

An architecturally uncluttered interior is a head start toward sensible furnishing and decorating



Better Homes & Gardens

★★★★★ Home Plan No. 1510

Concrete Example of a Dream House

Model by Stanton B. Coffin; Photograph by Stanley



Almost too good to be true is this petite package of comfort and beauty

As concrete in convenience as in material, it nestles nicely on a 50-foot

lot, has a roominess that belies its pocket-size appearance and cost

Designed by Architect Robert M. Ayres

POSSIBLY there's one home-builder in a thousand who doesn't want modern step-saving convenience and intimate comfort built into every room and passageway.

This house is for the other 999 homemakers and their husbands—who must have a lot for their money, who refuse to walk ten feet when five would do, and who insist that beauty and utility get together on intimate terms. We believe this little home of concrete will fit the picture in their dream books.

If you're one among them—listen! You've asked for a house where stock materials were used in every feasible spot—to save money while insuring both good looks and practicability. This house employs them!

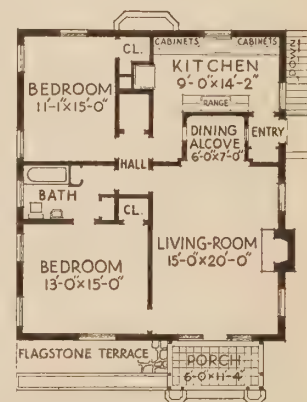
You've asked, for instance, for a maximum of light and ventilation and for compact yet attractive features. This house employs them! You've asked for inexpensive but durable construction with a low maintenance cost. This house, built of fireproof, long-lived concrete, has it! You've asked for an attractive exterior with individuality, yet without faddishness. This house has it!

Glance again at the floor plans, and particularly notice the design of the kitchen and the adjoining dining alcove.

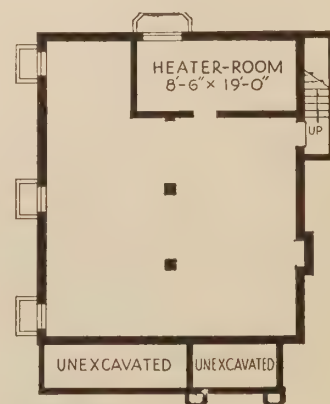
The latter is served directly from the kitchen, yet is not a part of it. It's a part of the living room itself, so that its space adds greatly both to the appearance and size of the living room.

THIS Home Plan boasts a bathroom within arm's reach of both bedrooms, yet that's almost directly accessible from the living room, and so cleverly placed on the route from kitchen to front door that the stopover for curl-straightening when the doorbell rings requires hardly more than a change of pace.

Exterior walls are built of hollow concrete blocks, a type of construction that has proved its worth for a number of years in buildings of larger size and is fast becoming popular in home-building. The floor construction likewise is of precast concrete joists with a light concrete slab, all of which is insurance against dampness, insects, and deterioration of all kinds. It's *your* house.



First Floor



Basement

The brick and half-timbered entrance blends well into the house, focusing attention on the main doorway and giving it a most inviting aspect. The low-sweeping roof lines seem to make the home grow out of the ground



A Home of Dreams Come True

Designed by Architect Willard B. Smith, Jr.

IN THIS five-room home one is struck immediately with its domesticity and comfortable living. There's no straining for picturesque effects, yet the whole scheme is original and attractive.

Low-sweeping roof lines make the home grow out of the ground. The skill with which all the lines are placed creates this impression, as your eye, in passing over them, is brought down to the ground—a natural ending place—at nearly every point. The sense of shelter that is every home's main purpose is obtained by making the roof areas large and steep enough to dominate the low, well-proportioned side walls.

The large-transomed living-room window adds great interest to the gable in which it is placed, and the use of rough-timbered

blinds gives excellent and unusual character to the other side.

The plan follows a very practical scheme, one which allows best utilization of the whole building site. The service portion of the home is accessible on one side, near the front. Thus all the space behind the home is available for a garden or game area.

Rooms are planned so that direct communication can be had between the different parts, enabling the homemaker to cut her steps to a minimum.

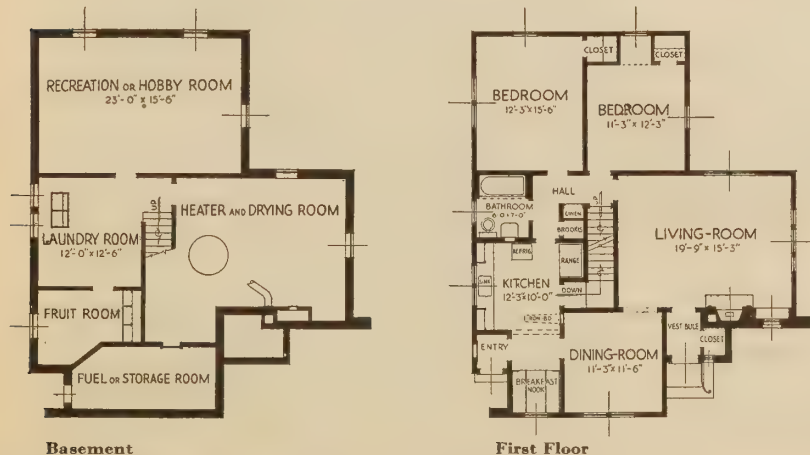
The living room is as large as you have always wanted it, with high windows in the end and the ceiling vaulted with heavy exposed rafters spaced wide apart, keeping the height in good proportion to the size.

The wood-paneled fireplace and recessed

seat furnish an extremely interesting detail. A vestibule with a large coat closet removes the living room from direct contact with the outside, doing away with cold drafts and unnecessary cleaning.

The inviting breakfast nook, with its cheerful outlook toward the front, will be the more practicable place for most all the family's informal meals. Both bedrooms are large and cross-ventilated.

● How much will it cost you to build this home in your own community? See introductory pages about how to estimate it, and for an explanation of *Better Homes & Gardens ★★★★★ Home Plan Service*. A coupon ordering List of Materials and working drawings, will be found on the last page.



Rear View

The exterior walls may be faced with either broad, beveled wood siding or with stained-wood shingles with equally effective results. Wood siding is used here



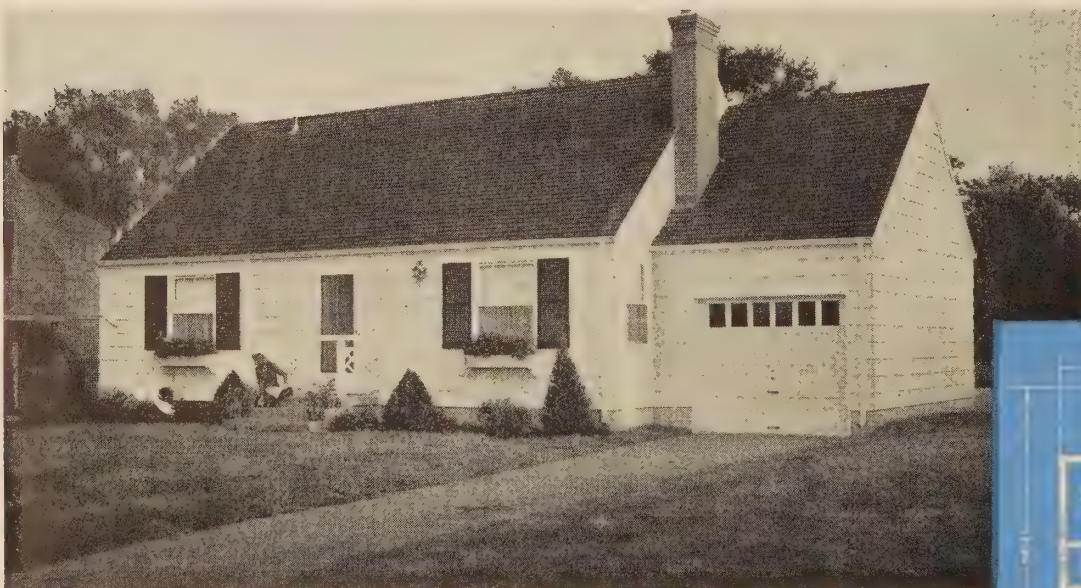
Authentic Early Colonial

Designed by Architect Royal Barry Wills

SO AUTHENTIC is the Early American design of this model home, it could well have been standing when, they say, Paul Revere galloped over this spot in 1775, at Lexington, Massachusetts. Architect Royal Barry Wills, who created this home for the Lester H. Ryans, knows Colonial design, and provides it for you here. The garage wing and house form a "V" that leads to the door, so you don't mind that the front could be the side. Usable features are the two closets in the front hall, and pleasing, too, are the roomy closets in the rear hall and in the bedrooms—six closets in all! The house looks rambling but will fit a narrow lot.



Better Homes & Gardens ★★★★★ Home Plan No. 1205



The "Biggest" Little House

Designed by Architect
Edward W. Tanner



INSIDE, this modest home is probably the biggest little house you've ever seen. Life can flow so readily among the five rooms that they seem spacious. The L-shape of the living and dining rooms makes possible their decoration as a unit or as individual rooms. The two windows and French doors opening onto the porch from the dining room give a sense of spaciousness. Roomy

closets are conveniently placed. The Early American exterior of white sidewalls, moss-green shutters, and weathered roof appeal to all alike. The house is so designed that it uses standard lumber and simple plumbing, useless ornamentation is eliminated, and so it can be economically built. It was built for the Kansas City market and was sold the day it was finished.

Better Homes & Gardens
★★★★★ Home Plan No. 1201

"Come Hither" House

Designed by Architect Ethel M. Crosby

BESIDES being convenient according to modern homemaking standards, and as comfortably snug as a bug in a rug, this little gardened home has that quality called "lure." The more you look at it the more attached to it you become.

If you're looking for a 4-room house and, what's more, an architectural gem of a little house that won't require a very stout pocketbook to realize, this little house, we'd say, is the end of your search. It's comparatively inexpensive to build; for one reason, because it has the fewest possible angles.

Altho designed for a 50-foot lot, and sophisticated enough for a suburban neighborhood, "Come Hither" would be quite as much at home in the country. It's finished outside with first-grade battens, planed 1 x 12's, with siding gables, but shingles or shakes could be used quite as effectively. For a new and rather different effect, the outside could be either oiled or varnished, and a bit of brightly colored peasant design added to the little triangles at either side of the entrance and to the flower box.

The windows are small-paned casements, and the front and back doors are handmade of the Dutch variety which women find especially practical.

The house inside is finished with fir plywood beautifully grained and easily applied. It could be varnished with one coat, to give a soft orangey tone

for the living room, and painted with a thin coat, to show the grain, for the bedrooms.

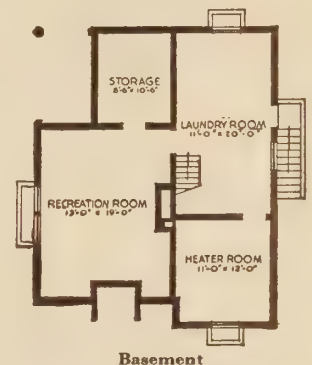
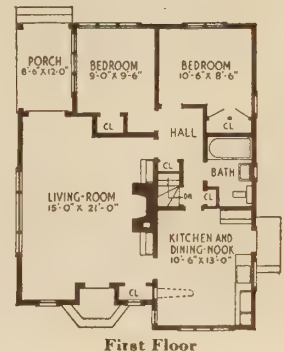
The house is conveniently and compactly planned, yet spacious, as study of the detailed architectural drawings will show you if you care to buy them. The living room has plenty of sunlight thru its east and south windows, and the French doors opening onto a small porch at the back give access to the garden. This porch can be glassed in.

The kitchen is a homelike room, finished in natural wood with a 3-foot 6-inch wainscot and washable wallpaper above.

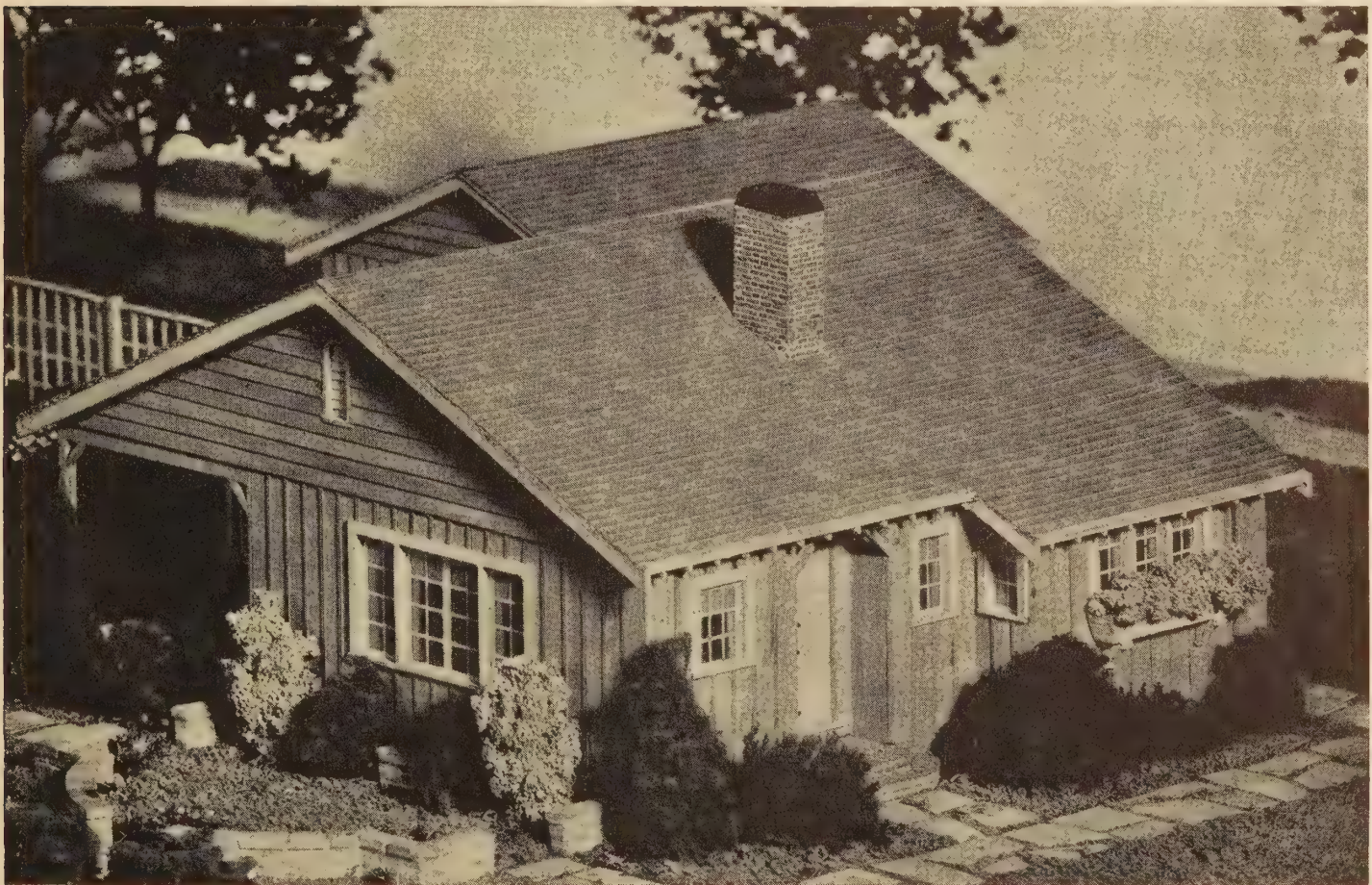
IN THE basement is space for a garage if, instead of the detached garage, you wish to have it there and your local building laws will permit it. Also in the basement are the heater room and a recreation room. The laundry trays are economically and handily placed below the bathroom plumbing.

A number of *Better Homes & Gardens* readers have built this inviting little dwelling and have found it as economical to construct as it is to maintain afterward. Many have commented upon the "way it snuggles down and takes to planting."

● How much will it cost you to build this house in your own community? See introductory pages for information about the method of estimating it.



Left-Front View: Vertical planking and molded strips give height to the house

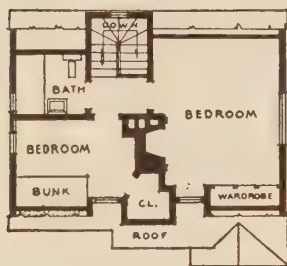


THE FAMOUS "TOM THUMB"

Designed by Architect Silas E. Nelsen

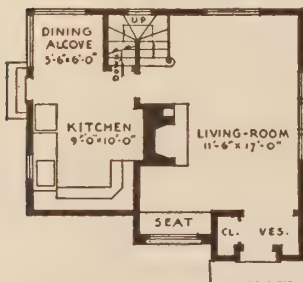


Small in scale but complete for the requirements of a small family, the story-and-a-half Tom Thumb is ideal in arrangement and exterior lines. Above, left rear view; right, front view



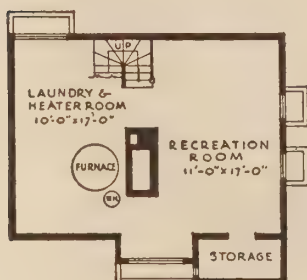
Second Floor

The second floor has two bedrooms with good cross-ventilation, a full bathroom, and plenty of convenient closet space



First Floor

First floor of the story-and-a-half Tom Thumb has many desirable features. Note one: roomy kitchen work counters



Basement

The basement provides space for all the features of a much larger house, including a recreation room and a laundry room



An elastic plan that includes all the usual comforts

THIS ★★★★★ Home Plan combines the convenience of the modern apartment and preserves the best American tradition in architecture. It will fill a crying need all over America, where the apartment has demonstrated that a small space with practical built-in conveniences is very livable. For it is practically an apartment set down among the flowers, trees, and lawn, but having the added advantage of individual privacy. It is pleasing to the eye, contains ample space for the small family, and is, besides, inexpensive to build.

The exterior has been treated in a simple Early American character. The walls are shown with wide clapboards, but would be equally attractive if of shingles or split shakes.

It's unusual to find in plans so small the livable qualities worked into the arrangement and design. All the comforts of the usual house of twice its size are contained in this compact home. There is an abundance of light, without the appearance of the walk's being all window. Beneath, the full basement provides ample room for a heating plant, fuel storage, bright laundry, built-in storage lockers, and fruit closets.

In the story-and-a-half Tom Thumb home, entrance is made into a small vestibule directly off the living room and one

step lower. Into this vestibule is built a coat closet, having outside ventilation thru a small louver. The living room from here, with its fireplace, bay window, and a portion of the stairway showing, presents a homelike picture. The light comes from three sides, thru large windows. The kitchen is laid out in a most modern manner and permits a refrigerator near the rear delivery door, convenient to the work counter. The back part of the fireplace forms an interesting brick niche just large enough to back up the range. The bricks are left exposed in this niche, or may be plastered over if you prefer. The dining alcove occupies small space off the kitchen, and with its large corner windows taking up two of the wall spaces, is very cheerful. Entrance to the basement is made from the kitchen, utilizing the space under the second-floor stairway.

THE second floor contains a complete bathroom, and its location, just off the hallway, is convenient to the bedrooms and the first floor. The smaller bedroom has a very interesting built-in bunk of knotty pine. There are also a built-in closet and windows on two walls. The larger bedroom contains built-in wardrobes, a fireplace, and has windows in two walls to permit the cross-ventilation desired in all rooms.

Better Homes & Gardens ★★★★★ Home Plan No. 603A



Right Side, No. 1



Rear, No. 1

1 PERHAPS YOU ARE ONE of the thousands of young people in these United States, now renting, yet financially able to swing into home-ownership. You might own your own home by *investing* little, if any, more than you are now *spending* for rent.

Someone has estimated that you can afford to purchase a home at a value of from two to two and one-half times your annual income, and that means that you could own any one of the homes pictured on these two pages with an annual income of around \$2,000.

The cottage at the left is lowest-cost of the two—straight lines, simple masses, little but very effective ornamentation, all make for economy in construction. Horizontal lines are emphasized by the hipped roof and the window divisions, and they spread the home out on the ground. Note the recessed, sheltered entrance; the large windows. There is cross-ventilation thru the rooms; and all, you'll note, are corner rooms! Bedrooms have complete privacy, and there's a snack nook in the very modern kitchen. This is all in outside dimensions of only 30 x 24 feet. In the basement you'll find the laundry and heater rooms on one side, on the other a big rumpus room where you can entertain your acquaintances.

Better Homes & Gardens ★★★★★ Home Plan No. 901A

Our plan gives the small-home builder the work of top-notch American architects at a price he can afford. Here are two low-cost homes by Tacoma's Silas E. Nelsen, noted for packing useful room and sparkling detail into minimum cost

2 Low-Cost Homes



Right Side, No. 2



Rear, No. 2

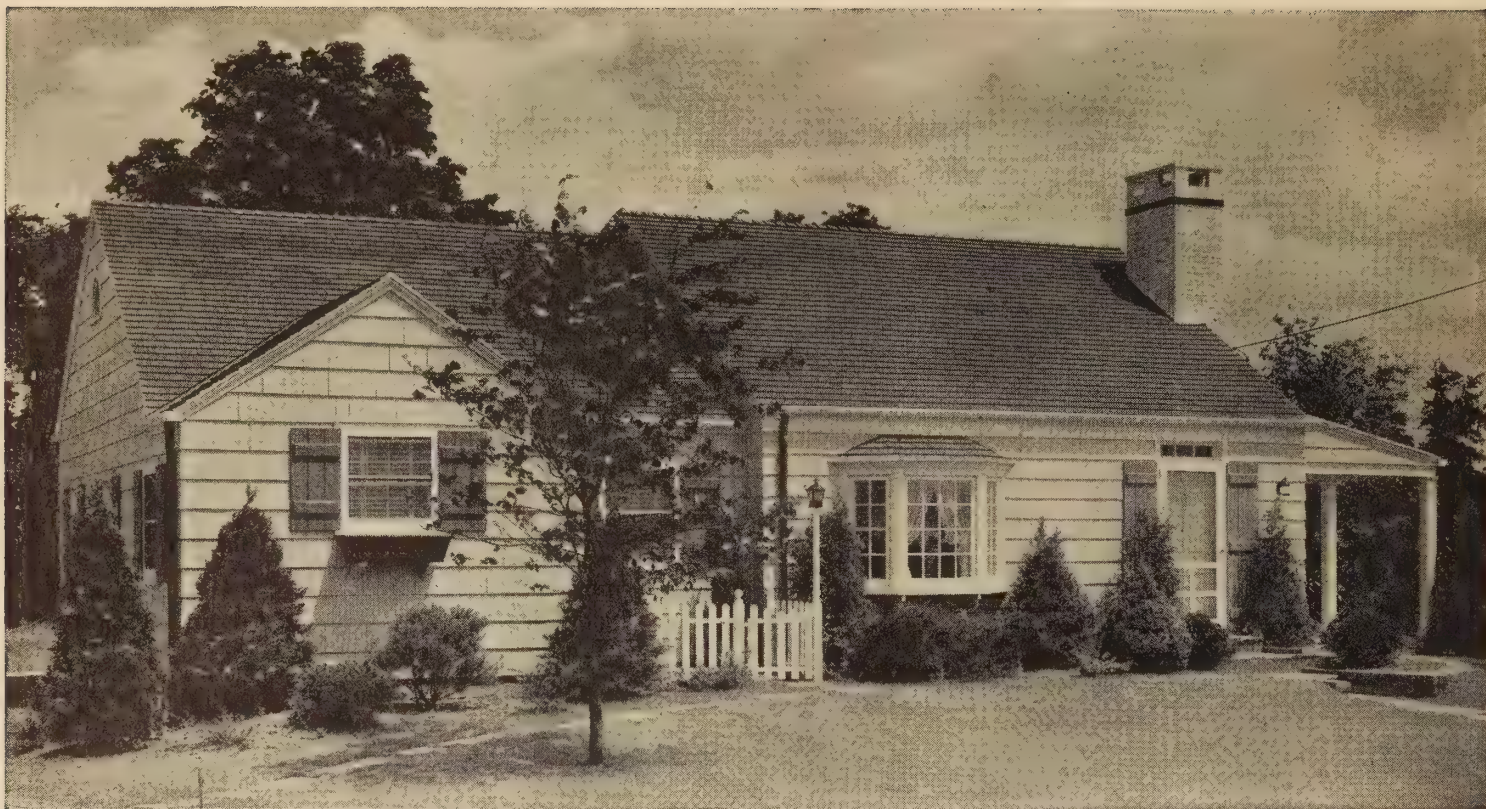
2 HERE'S THE DESIGN for the young couple who expect their family to grow a little in the next 10 years. Cut a door thru the linen closet and the future bedroom fits naturally to the rear, close to the bathroom.

There's a corner fireplace in the living room considerably larger than that of home number 1; a vestibule and coat closet; and a dining alcove with a large bay window. The alcove is just a step from the U-type kitchen. The stairway to the basement can be reversed to make a way into the attic for an additional room or for storage space.

All American Colonial are the brick front, shutters, small-paned windows, and roof lines, while we have the refinements of the bay window, high, pilastered entrance doorway, and molded cornice. Paint the walls, brick, and wood an oyster white and the roof a light tan or green; set the house among trees and shrubbery a little back from the street—and you'll then have real livability within outside dimensions of 30 feet 6 inches by 29 feet. Oh, yes, plans for these houses include detailed blueprints for garages that have been especially designed to complement the homes.

Better Homes & Gardens ★★★★★ Home Plan No. 901B





Five rooms, a porch, and a built-in garage—here's a home big enough for comfort but small enough so that it's not expensive

Scaled to Pleasant Living

Designed by Earl G. Nelson

SOMEHOW or other the whole of this 5-room house suggests the present-day tendency for formal dining to give way to buffet suppers.

Not that people have stopped eating dinners. We're speaking figuratively. The fact that the dining room here had been scaled down because buffet suppers are more common than big formal dinners at home suggested that somehow this seemed to symbolize the whole house—scaled down to downright pleasant living: big enough for comfort, small enough for charm.

Perhaps another example in point is the passing of the old front porch—or rather, the going of the *old-fashioned* front porch as we've known it. We used to build houses, then build porches around them. They were to sit out on, but they were also big enough to sit the whole town out on. We must admit we sort of liked them, just for the feeling of affluence they gave us, but it was a definite waste of space if not a sacrifice of appearance.

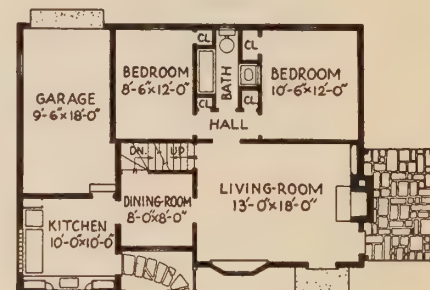
We build on porches for sitting now, but we scale 'em down to a pleasant sitting size—and we don't devote good building space to excess sitting-out requirements. (The porch here, incidentally, is a roofed, flagstone terrace and may be screened in.)

There's a vista both ways thru this home's bay window. If you're inside looking out,

you get a nice eyeful of Nature. If you're outside looking in, you get an eyeful of white paneling, fireplace, and bookcase.

Like most pampered and well-trained garages these days, the garage here has been taken under the protective wing of the mother roof and, happily, it's accessible directly from the kitchen. This is a special boon, a matron friend of ours recently explained, to the Lady of the House if she drives to do her marketing, take the offspring to school, borrow a serving tray from Mrs. Brown over on the windward side of the suburb, catch the matinee at the Palace, take the Man of the House to the train in the cold gray dawn, and meet the 5:45 to haul the same Busy Man home at the end of a high-pressure day in town, et cetera. Of course, Father buys the gasoline, but he can also use the kitchen entrance to the garage on rainy days—or *any* day he's lucky enough to get the car.

AND speaking of kitchens, this already-built ★★★★★ Home Plan sets a pretty good kitchen example for you when you build it. It's step-saving, of course. It's also bright and cheery with its white cabinets, red linoleum counter-top and floor, its window centered between two hanging wall cabinets, its glass-block light bringer-in over

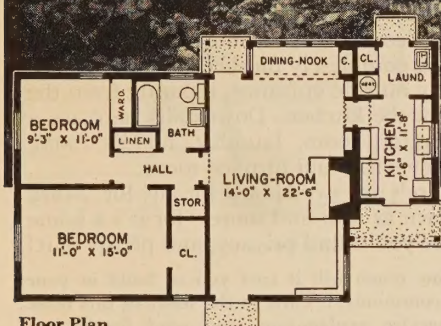
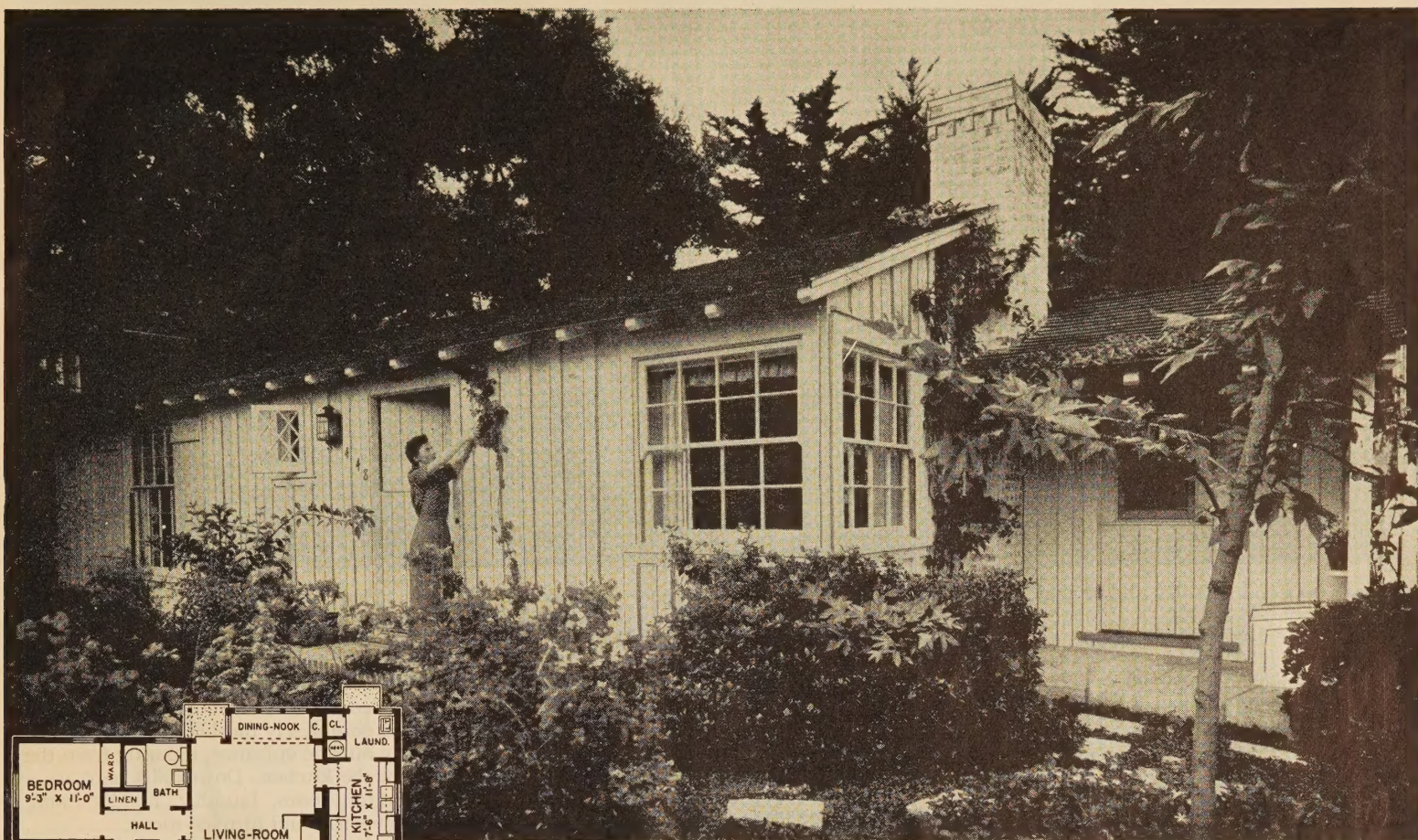


the range, its corner shelves for bric-a-brac or sundries, and its large cleaning closet, among other salient points of desirability.

So that there could be no doubt that the kitchen is the control headquarters in this house, the switch that lights the post light at the corner of the picket fence was placed at the kitchen door. And notice how cleverly the problem of a front service entrance, in plain view, yet highly decorative, is handled by means of the charming picket fence, the stepping stones, and plantings.

HERE are some other details that may interest you: Exterior walls are white-painted cedar shingles; shutters are bottle green; roof is black-stained shingle; all bath fixtures are recessed; bathroom floor and wainscot are linoleum covered; a stair is provided to the attic—now used as storeroom, but someday to become in part a large guest bedroom (maybe you'll want the extra bedroom immediately when you build the house); all rooms are papered in quaint Colonial; there's space for a large playroom in the basement; and the house is completely sidewall- and ceiling-insulated.

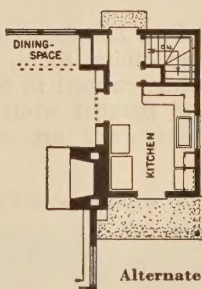
● How much will it cost to build this home in your community? See introductory pages for information about how to estimate it.



Floor Plan

Spick-and-span is its oyster-white paint, the little Samut house is a jaunty sample of unrestrained building design. The architect planned the wide up-and-down battens to cast interesting shadows along the walls

The white-painted framing of the roof ceiling makes the living room spacious. The corner windows add another spot of excitement, the fireplace is clearly the master of attention. Note the delightful detail of the built-in bookshelves, map, and pistol



Alternate

A Sturdy Pioneer

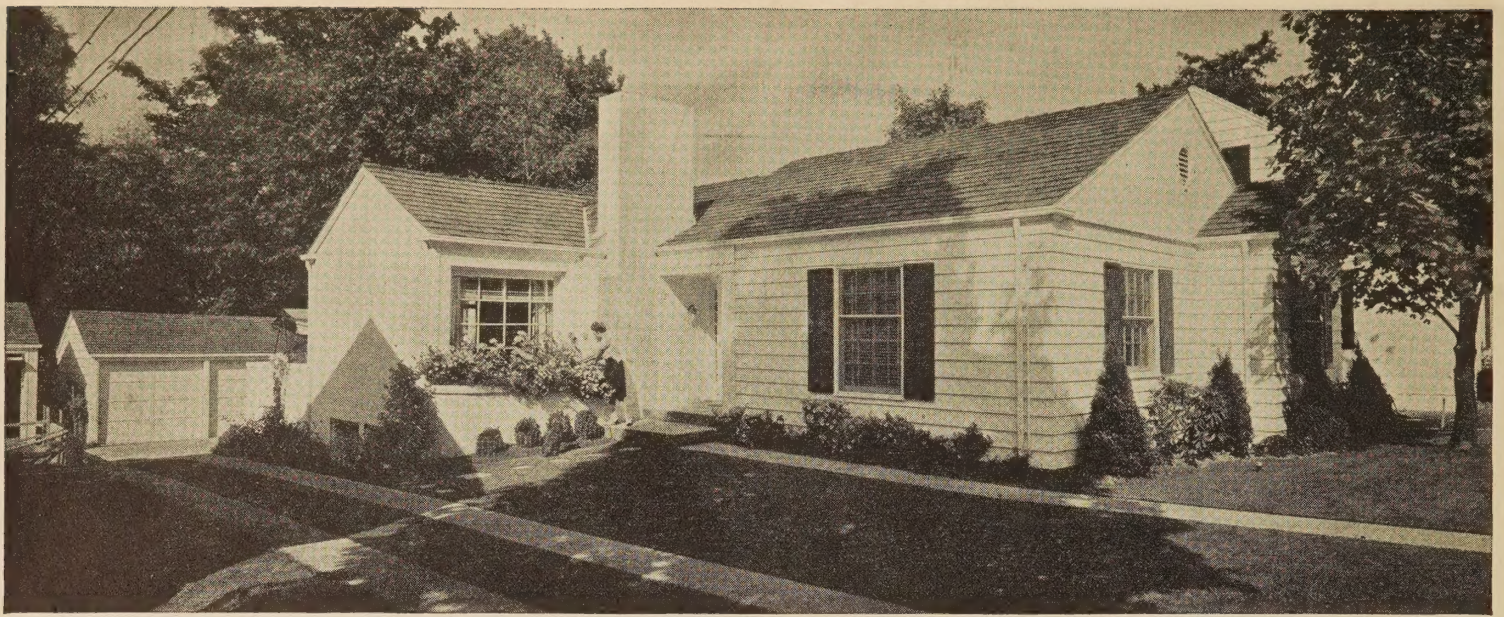
West Coast architects have developed a new style for small homes, trim, neat, full of personality. Here it is, designed by Architect Arthur L. Herberger

HERE'S a thrifty pioneer among houses, a fresh, rugged, two-bedroom home of wood with a minimum of ornamentation. Roof is of half-inch red-cedar shingles, walls of vertical 12-inch redwood planks, with a 4-inch batten. Doors and shutters are painted a pale, warm yellow, and there's a Dutch front door.

Inside there's personality in the dining nook with its china closet and bright burst of windows, in the large living room with its hospitable fireplace, and in the exposed rafters and wood ceiling in the large bedroom. The pine walls of the living room are painted white, rubbed down to let the grain show thru, then shellacked. Thruout the house, the roof rafters and sheathing are exposed, and its plans provide for building it with or without the basement, as the floor plans show.

● How much will it cost to build this house in your community? See introductory pages for explanation of Service Plan and the next page for a coupon convenient in ordering List of Materials or working drawings.





Proof that you can lick the 50-foot lot problem without sacrificing lawn or living space

Planned for Sheltered Living

Designed by Edwin J. Ivey, Inc.

HERE'S a long house full of jogs and ells, planned to put the living quarters back where they belong—where it's quiet. Living room, dining room, breakfast nook, and kitchen are down the walk to the rear, while the bedrooms are up front toward the street. Thus the bedrooms are barriers from daytime noises, and afford privacy at all hours.

Around all of the house except the living-room ell and dining room, the walls are 10-inch siding, capped in front with flush siding and painted white. Living- and dining-room walls are of white-

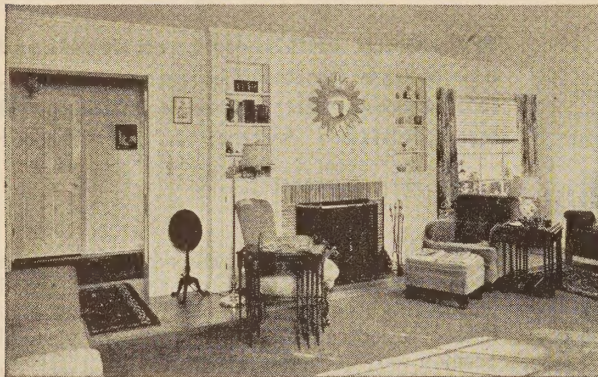
painted brick. Rustic-looking hand-split shakes cover the roof.

The completely finished basement has a handy outside entrance, separate from the one in the kitchen. Downstairs here are a recreation room, laundry, maid's room, shower bath, and furnace room.

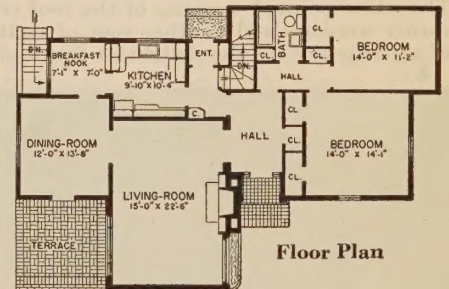
Here's one swell house for any lot! Mark it down as that and more—for it's a home where you'll find privacy, and plenty of it!

● How much will it cost you to build in your own community? Turn to the front of this book for service explanation, and send for List of Materials. Use the handy coupon on this page.

Front part of living room (below). At right is a view toward terrace window and French doors



Better Homes & Gardens
★★★★★ Home Plan No. 1103



Order material thru your local retail store maintaining a Better Homes & Gardens ★★★★★ Home Plan Service, or from Better Homes & Gardens, 9241 Meredith Building, Des Moines 3, Iowa.

**MAIL
TODAY**

Send me Working Drawings, Lists of Materials, or booklets and leaflets as indicated. I inclose \$_____. (Please check plainly, and *print* name and address.)

Available for any ★★★★★ Home Plan shown in this book:

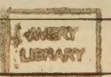
List of Materials for Plan No. _____, 10c	Working Drawings for Plan No. _____, \$5.00
List of Materials for Plan No. _____, 10c	Additional sets of Plan No. _____, \$2.50 each
List of Materials for Plan No. _____, 10c	Working Drawings for Plan No. _____, \$5.00

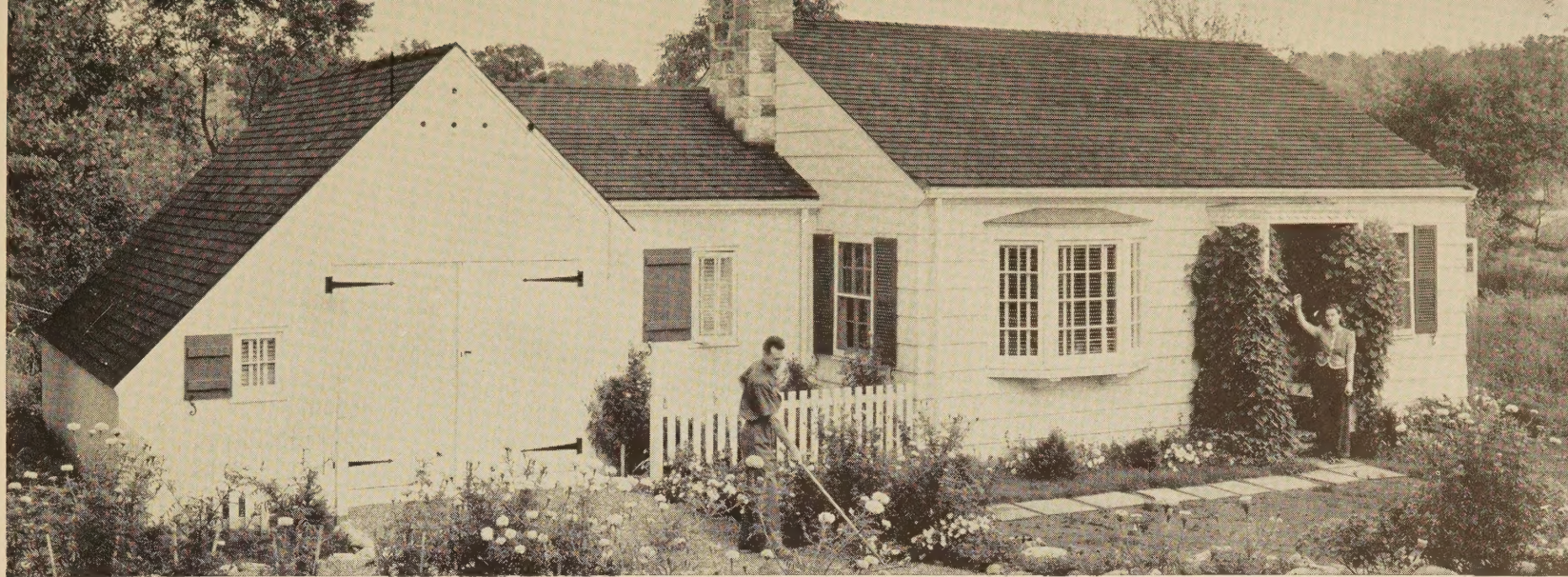
Book B: homes with 3 or more bedrooms 15c

My Name _____

My Street Address _____

Post Office _____ State _____



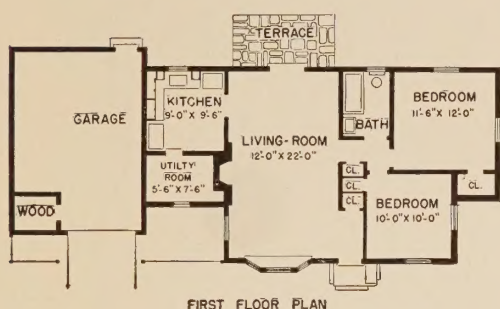


Compact and small in scale, it's a home that catches the eye thru the unusual arrangement of the service wing and the charm of its entrance and bay window

Photographs: Richard Averill Smith

4 Rooms in the Country

*Designed by
Architect Lucius Beardsley*



IN ITS exterior lines the Aldo Lachman home in Connecticut follows the New England tradition of a main house connected with service buildings by covered passages, the whole blending in a casual, haphazard way into a composition of rustic charm. The added wings serve, too, as do the old ones that inspired them, as a buffer against the

north wind; the 20-foot long garage is a shield for the entire depth of the house.

The planning of the interior space gives spaciousness to the living room where sunlight and air floods in morning and evening. In a way it's a minimum house with over-all size and simplicity. Yet, everything is there that's needed for comfort and recreation.

Home Plan No. 1401

Built From a ★★★★★ Plan

Better Homes & Gardens ★★★★★ Homes have been built in every state, in Canada and Mexico. Here are a few, neither the best nor the worst—just a sampling of what has come in to us in the past

How Much Will These Houses Cost?
Depends on where you live. See introductory pages to find how to get that

cost exactly. Coupon, for convenience in ordering Lists of Materials and working drawings, appears on the opposite page.



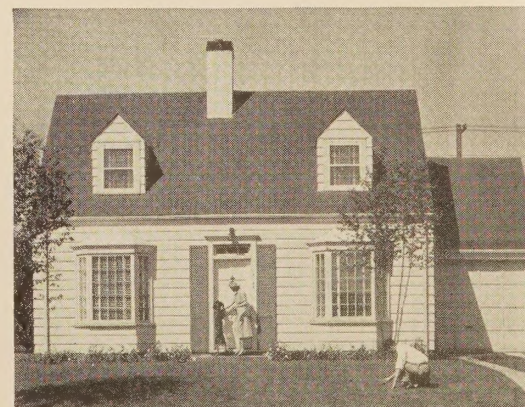
1 Mr. and Mrs. Charles Berndt, Allentown, Pennsylvania, live in 602, which has four rooms and screened porch



2 The Norman Nolls, Milwaukee, Wisconsin, built four-room No. 602 of brick instead of vertical boards and battens specified in plan



3 No. 204 was the choice of John E. Baker, Leavenworth, Kansas. "It sounds unbelievable," he says, "that we got this plan for \$5"



4 In Hammond, Indiana, H. M. Beirger built five-room 702. Home plans come to you fully detailed so there's no confusion



A house has length, breadth, and height. It is built of lumber, brick, stone, stucco, or combinations of fabric. It contains given quantities of inanimate material, combined skillfully to provide what is wanted for comfort, shelter, and subsistence. Three dimensions encompass its specifications.

A home has four dimensions—length, breadth, height, and *sentiment*. That is the difference between a house and a home. The fourth dimension, *sentiment*, is what generates fascination in home-building.

Sentiment is expressed in beauty, in the gracious adornment of a garden, in traditions of building, in the human touches that show that the house is to be lived in by a real family.

The architect has woven romance from humanity's growth into and among the very bricks, stones, and shingles. He has caught the elusive charms of a conical treetop or the ridge of a mountain or the arching forest branches, or the curves of quiet valleys, and combined them in a work of art which means tranquility, peace, contentment.

All this being true, how important it is that the structure of the home be sound, the architectural lines beautiful, the interior attractive and livable! It pays to have the best construction, architecture, equipment and furnishings not only in the spiritual satisfaction but in actual dollars and cents.